



## North Bend Lodge Renovations & Redecorating

Division of Natural Resources  
Solicitation AEOI 0310 DNR1900000010



**PARADIGM ARCHITECTURE**

PARADIGM ARCHITECTURE  
1000 West 10th Street, Suite 100  
North Bend, Oregon 97458  
Phone: 541-338-1111  
www.paradigmarch.com

12 June 2019

Ms. Angela White Negley  
West Virginia Division of Natural Resources  
Property and Procurement Office  
324 4<sup>th</sup> Avenue  
South Charleston, WV 25303

Re: **North Bend Lodge Renovations & Redecorating**  
Request for Proposals for  
West Virginia Division of Natural Resources

Dear Ms. Negley:

Paradigm Architecture Inc. is pleased to submit our proposal for Architectural/Engineering Services for the renovations and redecorating for the North Bend Lodge.

Paradigm Architecture has developed a strong resume in the hospitality industry. This includes projects with the Division of Natural Resources. The Cacapon Resort Lodge which is scheduled to be completed in the Fall of 2020 is currently under construction. When finished, the project will include 79 new Guest Rooms, restaurant, spa, indoor pool and fitness area, and complete renovations to the existing Lodge which will house the front desk, lobby, additional meeting rooms and totally upgraded guest rooms. In 2011, the Canaan Resort Lodge, with its 160 rooms, grand lobby and updated public areas was completed. As with all State historic assets, we worked closely with the Division of Culture and History in the development of our designs.

Previously completed hotel projects include Two Waterfront Place Hotel & Conference Center in Morgantown and the Glade Springs Resort and Conference Center located in Daniels, WV. We also were commissioned to execute the renovations of the Waterfront Place Hotel to convert the facility into a full-service Marriott Hotel in 2016.

Paradigm is currently working on the renovation of the historic Courtyard Blackstone in Fort Worth, Texas, as well as the full-service Holiday Inn & Suites in Beckley, West Virginia. We are involved in the development of an updated prototype extended stay facility for MainStay Suites in Carlisle, Pennsylvania. Finally, our work includes studies for the Wintergreen Resort Lodge, West Virginia University Hotel & Conference Center, and a Hotel & Conference Center for the University of Connecticut.

For the North Bend Lodge project, we have assembled a team of experienced engineers and designers. For Structural Engineering, we have included the services of Allegheny Design Services of Morgantown, WV. Miller Engineering will serve as Mechanical, Electrical, and Plumbing Engineers; Design Innovations will provide Interior Design; with Pat Stinson providing cost estimating for the project. We have extensive relationships with these professionals and have successfully completed many projects together.

We understand the emphasis that you have placed on communication and adherence to budget and schedule. In our proposal, we have addressed these issues in detail and provided a history of our performance. We would encourage you to contact our references and verify our performance on previous projects.

Thank you again for the opportunity to submit this proposal for the renovations and redecorating of the North Bend Lodge. We have deeply appreciated our relationship with the WVDNR and look forward to continuing that by working together on this important project

Best regards,



Paul A. Walker, AIA, President

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## Paradigm Introduction



2.



Two Waterfront Place

## Firm History

**Paradigm Architecture** was formed in October of 2000 by a group of likeminded individuals who believe that architecture provides the opportunity to practice the career that we love. We as individuals and as team members of a firm have a responsibility to exhibit that passion in the manner in which we live our lives.

We chose the name Paradigm because it means a model that serves as an example.

This represents our highest ideals...

**that our architecture would serve as an example**

**that our client service would serve as an example**

**that our service to our God would serve as an example.**

Originally established in Birmingham, Alabama, Paradigm Architecture expanded in 2002 by opening an office in Morgantown, West Virginia. Our staff of ten includes five registered architects, three architectural technicians, and two administrative assistants.

It is our belief that we should assemble consultants that are uniquely skilled to satisfy the particular requirements of a project. We have close professional relationships with many engineers and specialized consultants and choose those that we feel will best serve the technical specialization, location of the work and sometimes even personality of the client. We choose not to work with firms who do not share our commitment to service and quality.



West Virginia University Mountaineer Station

*Morgantown Area Chamber of Commerce*  
*2019 – Small Business of the Year Award*  
*Morgantown, WV*

*Mylan Park Foundation*

*2018 – George R. Farmer, Jr. Award*  
*Morgantown, WV*

*Alabama Masonry Institute*

*2004 – Top Block Award*

*Russell Professional Office Building III*  
*Alexander City, AL*

*Main Street Morgantown*

*2008 – Best New Construction Award*

*Marina Tower, Morgantown, WV*

*2008 – Best New Office Award*

*Spilman Thomas Battle, Morgantown, WV*  
*Pittsburgh Corning Glass Block*

*2004 – Circle of Design Excellence Award*  
*Lightning Strikes Family Fun Center*

*Trussville, AL*

*West Virginia American Institute of Architects*

*2010 – Honor Award*

*Upper Monongahela River Center*  
*Morgantown, WV*

*2010 – Merit Award*

*West Virginia University*

*Transportation Center & Garage*  
*Morgantown, WV*

*International Parking Institute Awards of Excellence*

*2011 – Honorable Mention*

*Mountaineer Station (WVU Transportation Center)*  
*Morgantown, WV*

## Firm Profile

Paradigm by definition means an example that serves as pattern or model. The goal of Paradigm Architecture is to be an example in client service, design quality, and technical proficiency. We practice architecture. For every project, Paradigm works closely with the unique requirements of the particular client to design a structure that reflects both the appropriate image and proper function to optimize the working or living environment.

### EXPERIENCE

Paradigm Architecture has experience in a broad range of project types. This work includes private individual, corporate, governmental, educational, and institutional clients.

#### Healthcare | Institutional

Medical and retirement life care projects dominate our staff's institutional portfolio. Medical projects include outpatient surgery centers, patient care rooms, emergency medicine, surgery suites, labor & delivery suites, Magnetic Resonance Imaging, X-ray diagnostic services, and heart catheterization spaces for hospital clients, radiation and chemotherapy treatment areas in cancer centers, and professional office space for private physicians. Retirement life care facilities range from independent elderly housing and assisted living facilities to full nursing care centers.

#### Educational

Higher Educational experience includes administrative office space, parking facilities, student housing, libraries, student centers, athletic facilities, classrooms, and research laboratory facilities. We have worked on campuses that include: West Virginia University, Fairmont State University, Davis and Elkins College, The College of West Virginia, Hampden Sydney College, Wake Forest University, Ayers State Technical College, The University of North Carolina at Greensboro, and The University of Alabama at Birmingham. Paradigm's staff has also been involved in educational facilities at the elementary and high school level including new and renovated buildings.



WVU Honors Dorm

*Excellence in Construction by the  
Associated Builders & Contractors, Inc.*

*2014 - WVU College Park  
Morgantown, WV*

*2010 - Morgantown Event Center  
Morgantown, WV*

*2010 - GSA USDA Office Building  
Morgantown, WV*

*2010 - WVU Transportation Center and Garage  
2007 - Waterfront Marina  
Morgantown, WV*

*2007 - Chestnut Ridge Church  
Morgantown, WV*

*2004 - Madden Student Center  
Davis & Elkins College  
Elkins, WV*

*2004 - Two Waterfront Place Hotel  
& Conference Center  
Morgantown, WV*

*2003 - The Jackson Kelly Building  
Morgantown, WV*

*2001 - Russell Cancer Center  
Alexander City, AL*

### Master Planning

Paradigm Architecture has successfully completed master planning for the Waterfront Development and Trinity Christian School in Morgantown, Avery Court in Parkersburg, and Glade Springs Resort in Daniels. In addition, we have performed master planning for Asian Plaza in Birmingham, AL, and have recently updated the master plan for Russell Medical Center in Alexander City, AL, as well as the West Virginia School of Osteopathic Medicine in Lewisburg, WV.

### Corporate

Paradigm has designed entire office buildings as well as tenant fit-up spaces for clients such as Jackson Kelly PLLC, A.G. Edwards, Acordia, Petroplus & Associates Inc., National Biometric Security Project, Simpson & Osborne, DMJM Harris, and the West Virginia University Foundation. Projects also include banking regional and branch offices.

### Governmental

Members of Paradigm have been involved in projects for the Federal Government in Charleston and Clarksburg, West Virginia. These commissions were awarded through design competitions and involved office space for Social Security, the Federal Bureau of Investigation, the Drug Enforcement Agency, the Small Business Administration, and hearing rooms for SSA Hearings and Appeals. Paradigm is also currently involved in several projects for the GSA in the Morgantown area.

### Food Service

We have been privileged to design many food service facilities. These include private restaurants as well as large, full service commercial catering kitchens and banquet facilities. Examples include Two Waterfront Place Hotel and Conference Center, Morgantown Event Center, Regatta Bar and Grille, Boathouse Bistro, Sargasso Restaurant, Trussville Family Center, and Shono's Restaurant.

### Hospitality/Multi-Family Housing

Our multi-family housing experience spans a variety of client types including student dormitories, hotel project, elderly housing, and private residential including single family homes, townhouses, and high end condominiums. West Virginia University Downtown Housing, the Condominiums at Two Waterfront Place in Morgantown, WV, as well as the Glade Springs Resort and Conference Center in Daniels, WV, are a few examples





## Project Goals and Objectives



2.



## West Virginia Division of Natural Resources Project Goals and Objectives

- 2.1 Goal/Objective 1: Review existing plans, conditions and evaluate the site while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption and meet all objectives.

***Paradigm Architecture and our consultants understand the process of evaluating existing plans and conditions and communicating effectively in order to minimize disruption to the Park operations and to meet all objectives. We have sought to define this in our narrative regarding Communication found in Section 3.1.a. with the Owner.***

- 2.2 Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.

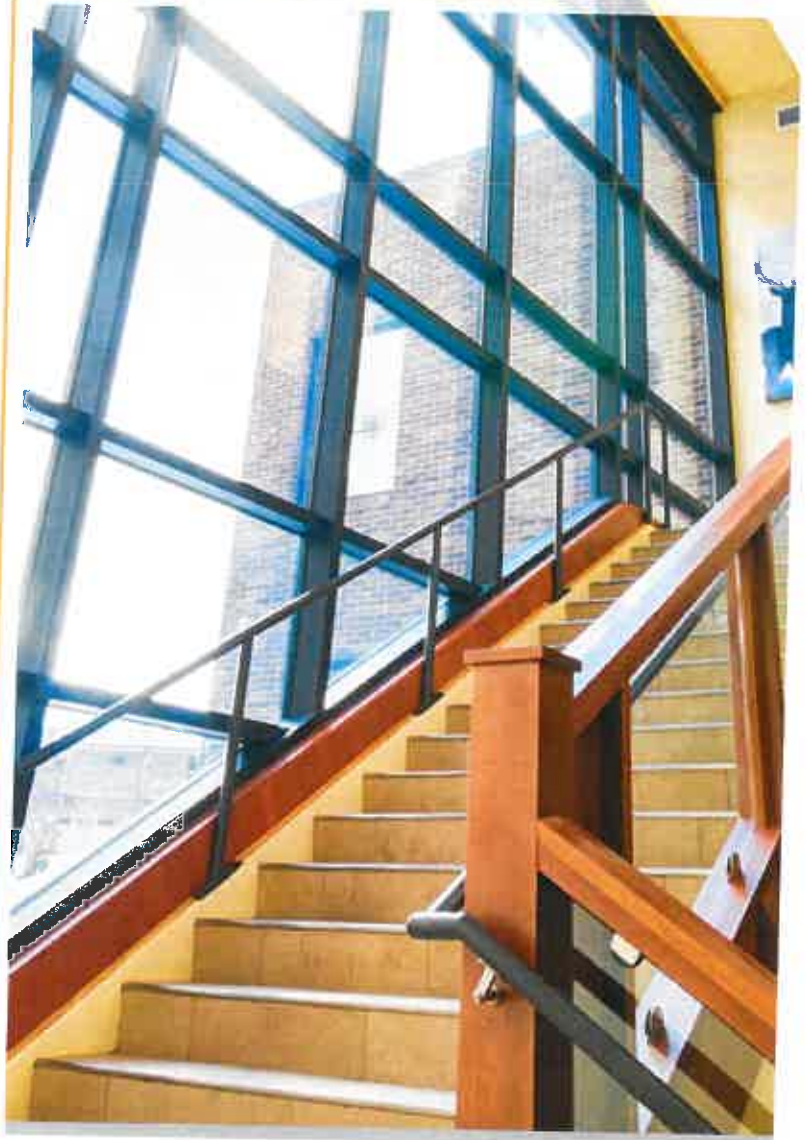
***Paradigm Architecture and our consultants understand the need to design the project in accordance with the Division of Natural Resource requirements and to comply with current codes. We have also defined our approach to managing the project budget in the narrative included in Section 3.1.b.***

- 2.3 Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

***Paradigm Architecture and our consultants understand the importance of conducting construction administration services with competent professionals. We will assure that individuals directly connected to the design of the facility will continue involvement in the construction administration phase. Section 3.1.c provides more information.***



Resumes | Certifications  
Staffing Plan | References



3.

# Paul A. Walker, AIA

## Principal-in-Charge | Design Architect

Paul has 37 years of experience as an architect and received his registration in 1986. He became a business owner in October 2000 when he created Paradigm Architecture. Paul's design responsibilities include programming, development of construction documents, project management, and construction administration. Among the variety of projects he has designed and supervised are: hospitality, medical, commercial, corporate, educational, governmental, industrial, institutional, recreational, religious, and residential. The scope of projects ranges from a few thousand dollars to over 78 million dollars.

## Experience

Two Waterfront Place Hotel & Conference Center  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center  
Daniels, West Virginia

Waterfront Marina & Boathouse Bistro  
Morgantown, West Virginia

West Virginia University College Park  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
Morgantown, West Virginia

University Park Student Housing & Condos/Retail  
Morgantown, West Virginia

West Virginia University Downtown Student Housing  
Morgantown, West Virginia

Waterfront Marriott Hotel Renovations  
Morgantown, West Virginia

U Club Sunnyside Student Housing  
Morgantown, West Virginia

University of Connecticut Hotel & Office Space  
Storrs, Connecticut

### Education

Bachelor of Architecture  
University of Tennessee  
Knoxville, 1982

### Affiliations

American Institute of Architects  
NCARB #53858

### Registrations

West Virginia #2626  
Alabama #5398  
Florida #AR95045  
Maryland #17612  
North Carolina #4910  
Pennsylvania #RA405117  
South Carolina #8238  
Tennessee #104766  
Virginia #401015994

# The West Virginia Board of Architects

certifies that

**PAUL A WALKER**

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number 2626

*The registration is in good standing until June 30, 2019.*



A handwritten signature in blue ink, reading "Gracie Papadopoulos".

---

Board Administrator





**THE ALABAMA BOARD FOR  
REGISTRATION OF ARCHITECTS**

certifies that it has registered and authorized  
to practice in the State of Alabama

**Grant T Gramstad**

as a

**REGISTERED ARCHITECT**

In testimony whereof this certificate  
has been issued by the authority of this Board.

Registration Number: 4897

Initial Registration Date: 3/23/1999

The registration is currently in good standing and expires on 12/31/2019



*Elizabeth Bern*  
Executive Director

# Todd G. Christopher, AIA

## Project Architect

Todd's responsibilities have included development of construction documents and drawings, project management, marketing presentations, bidding procedures, and construction administration. He has a combined 16 years of experience in commercial, corporate, hospitality, educational, performing arts, healthcare, continuing care retirement communities, laboratories, industrial, institutional, sports facilities, and multi-family residential. and joined Paradigm Architecture in February 2009.

## Experience

**Canaan Valley Resort State Park Renovations & Additions**  
Davis, West Virginia

**Cacapon Resort State Park Lodge Expansion**  
Berkeley Springs, West Virginia

**University Park Student Housing & Condos/Retail**  
Morgantown, West Virginia

**West Virginia University College Park**  
Morgantown, West Virginia

**U Club Sunnyside Student Housing**  
Morgantown, West Virginia

**Waterfront Marriott Hotel Renovations**  
Morgantown, West Virginia

**University of Connecticut Hotel & Office Space**  
Stam, Connecticut

**James B. Duke Residence Hall\***  
Davidson, North Carolina

**Castalia @ Meadowmont Multi-Family/Mixed Use\***  
Chapel Hill, North Carolina

### Education

*Master of Architecture*  
Virginia Polytechnic Institute &  
State University  
Blacksburg, 2002

*Bachelor of Science*  
*in Engineering Technology*  
Fairmont State College  
Fairmont, WV, 1999

### Affiliations

*American Institute of Architects*  
NCARB #104658

### Registrations

*West Virginia #4141*  
*North Carolina #11326*

\*Key involvement in project with firms other than Paradigm Architecture, LLC



# The West Virginia Board of Architects

certifies that

**TODD G. CHRISTOPHER**

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number 4141

*The registration is in good standing until June 30, 2019.*



A handwritten signature in blue ink, reading "Emily Papadopoulos".

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Board Administrator

# David H. Snider, AIA

## Specifications | Quality Control

Mr. Snider graduated from Auburn University with a degree in architecture and practiced in North Carolina before returning to his hometown of Birmingham, Alabama. As one of the founding members he has spent the last 18 years of his 35-year career with Paradigm Architecture. His responsibilities with Paradigm Architecture have included project management, construction documents, contract administration, and writing specifications. Project experience includes hospitality, educational, healthcare, churches, libraries, schools, historic office buildings, airports, and commercial facilities. David has extensive experience with healthcare facilities throughout the duration of his entire career and currently manages open-end contracts with Russell Medical Center and Lanier Memorial Hospital. These project types include cancer centers, medical office buildings, physical therapy, assisted living facilities, and major hospital renovations.

## Experience

Two Waterfront Place Hotel & Conference Center  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center  
Daniels, West Virginia

West Virginia University College Park  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
Morgantown, West Virginia

University Park Student Housing & Condos/Retail  
Morgantown, West Virginia

U Club Sunnyside Student Housing  
Morgantown, West Virginia

West Virginia University Downtown Student Housing  
Morgantown, West Virginia

Waterfront Marriott Renovations  
Morgantown, West Virginia

### Education

*Bachelor of Architecture  
Auburn University  
Alabama, 1984*

*Roofing Technology  
The Roofing Industry  
Educational Institute, 1995*

### Affiliations

*American Institute of Architects*

# Tyler B. Etris, AIA

## Architect | Design | Production

Tyler's responsibilities have included development of schematic design, design development, and construction drawings. Since joining Paradigm in 2007, Tyler has aided in the design of projects, when combined, add up to be over \$200 million. He also provides marketing support for proposals and presentations. Project types have included healthcare, commercial, corporate, educational, hospitality, institutional, multi-family housing and retail.

## Experience

**Cacapon Resort State Park Lodge Expansion**  
Berkeley Springs, West Virginia

**University Park Student Housing & Condos/Retail**  
Morgantown, West Virginia

**West Virginia University Downtown Student Housing**  
Morgantown, West Virginia

**Canaan Valley Resort State Park Lodge Renovations & Additions**  
Davis, West Virginia

**Morgantown Event Center & Parking Garage**  
Morgantown, West Virginia

**West Virginia University College Park**  
Morgantown, West Virginia

**Waterfront Marriott Hotel Renovations**  
Morgantown, West Virginia

**U Club Sunnyside Student Housing**  
Morgantown, West Virginia

**University of Connecticut Hotel & Office Space**  
Storrs, Connecticut

**Mountaineer Wellness & Education Complex - Aquatic/Track Facility**  
Morgantown, West Virginia

### Education

*Bachelor of Architecture  
College of Architecture  
NAAB Accredited Program  
University of Tennessee  
Knoxville, 2011*

*Krakov Polytechnic University  
Krakow, Poland  
Spring, 2010*

### Affiliations

*American Institute of Architects  
First United Advisory Group*

### Registrations

*West Virginia #4803*

# The West Virginia Board of Architects

certifies that

**TYLER BLAKE ETRIS**

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number 4803

*The registration is in good standing until June 30, 2019.*



A handwritten signature in blue ink, reading "Gracie Papadopoulos".

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Board Administrator

# Aaron White

## Senior CAD/BIM Manager | Production

Mr. White's responsibilities have included development of construction drawings and documents and project management tasks. He has a combined 17 years of experience in commercial architecture and has been with Paradigm Architecture for 10 years. Project types have included renovations, healthcare, commercial, corporate, educational, hospitality, institutional, residential, and retail.

## Experience

### Morgantown Event Center & Parking Garage

Morgantown, West Virginia

### Canaan Valley Resort State Park Renovations & Additions

Davis, West Virginia

### Cacapon Resort State Park Lodge Expansion

Berkeley Springs, West Virginia

### West Virginia University College Park

Morgantown, West Virginia

### University Park Student Housing & Condos/Retail

Morgantown, West Virginia

### U Club Sunnyside Student Housing

Morgantown, West Virginia

### University of Connecticut Hotel & Office Space

Storrs, Connecticut

### Mountaineer Wellness & Education Complex - Aquatic/Track Facility

Morgantown, West Virginia

## Education

Computer-Aided

Drafting/Design

Morris County Vocational

Technical School

Denville, New Jersey, 1990

# Steve Konya

## Construction Administration

Steve's responsibilities have included development of construction drawings and documents, construction administration, project management tasks, marketing, and photography. He has a combined 23 years of experience in commercial architecture and has been with Paradigm Architecture for 13 years. Project types have included commercial, hospitality, recreational, corporate, educational, institutional, and retail.

## Experience

U Club Sunnyside Student Housing  
Morgantown, West Virginia

University Park Student Housing & Condos/Retail  
Morgantown, West Virginia

West Virginia University College Park Student Housing  
Morgantown, West Virginia

West Virginia University Downtown Student Housing  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center  
Daniels, West Virginia

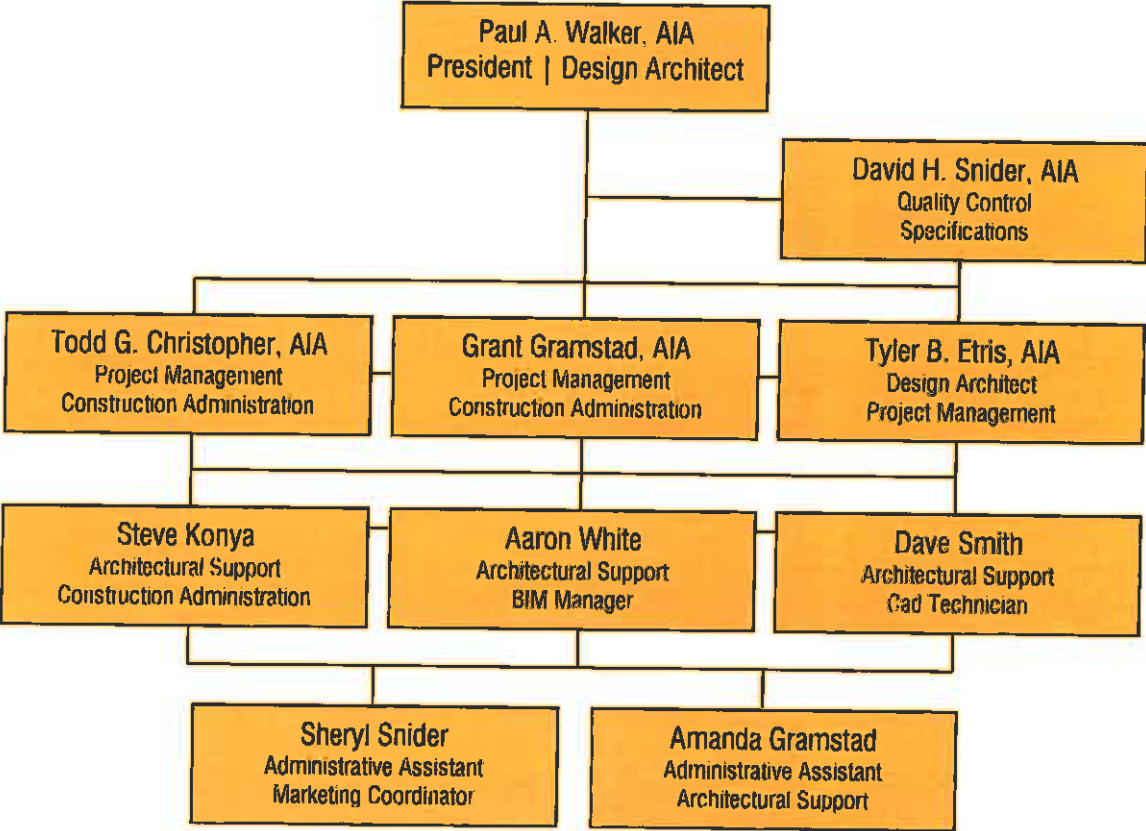
Glade Springs Resort Clubhouse Expansion  
Daniels, West Virginia

Morgantown Event Center & Parking Garage  
Morgantown, West Virginia

West Virginia University Intermodal Garage  
Morgantown, West Virginia

## Education

Bachelor of Science  
in Engineering Technology  
Fairmont State College  
Fairmont, West Virginia  
1996



## References

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### **Mr. John Delacruz**

Vice President, Development  
American Campus Developers  
12700 Hill Country Blvd., Ste. T-200  
Austin, TX 78738  
(512) 732-1031  
jdelacruz@studenthousing.com

### **Mr. Mark R. Nesselroad**

CEO  
Glenmark Holding LLC  
1399 Stewartstown Road, Suite 200  
Morgantown, WV 26505  
(304) 413-0497  
mnesselroad@glenmarkholding.com

### **Mr. John Sommers**

Project Management  
West Virginia University  
Design and Construction Services  
PO Box 6572  
Morgantown, WV 26506-6572  
(304) 293-2856  
John.Sommers@mail.wvu.edu

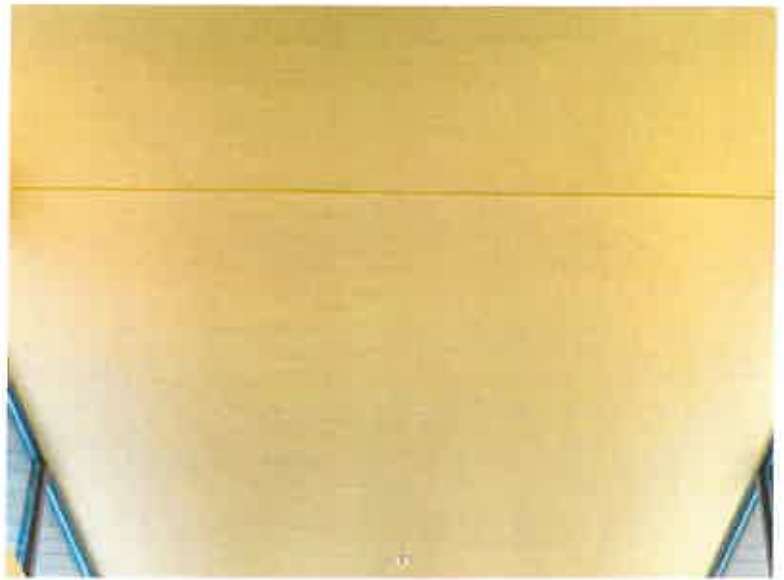
### **Mr. Rich Lane**

Petroplus & Associates, Inc.  
Platinum Properties  
Two Waterfront Place, Suite 1201  
Morgantown, WV 26501  
(304) 284-5000  
Lane@petropluslane.com

### **Mr. Brian Johnson**

Bright Enterprises  
for Glade Springs Resort  
PO Box 460  
Summersville, WV 26651-0460  
(304) 872-3000 Ext. 219  
bjohnson@brithtwv.com





Projects | Goals & Objectives | Solutions



3.



## Waterfront Marriott Hotel Renovation Morgantown, WV

This 207-room Marriott Hotel renovation involved a complete transformation from the original traditional appearance to a contemporary European-inspired design. The entrance lobby was converted into a large open space which boasts a Starbucks, live edge bar, peninsula glass enclosed fireplace and penny mosaic pizza oven. The second floor houses an executive lounge and private exterior patio with gas fire pit. Each guestroom now has updated finishes, fabrics, and fixtures consistent with a contemporary European-inspired experience.

**Owner:** Randy Kunert  
Minsyr-Oxbridge, LLC  
Stonebridge Companies  
9100 E. Panorama Dr., #300  
Englewood, CO 80112  
303.991.6073

**Completed:** Summer 2016  
**Size:** 125,000 Square Feet (full renovation)  
**Cost:** \$16.3 Million  
**Delivery Type:** Negotiated  
**Contractor:** Hyphen Construction Group  
**Services Rendered:** Architecture, Structural, and MEP Engineering



## Two Waterfront Place Hotel & Conference Center | Morgantown, WV

A seventeen-story hotel, conference center, retail, dining, and residential mixed-use facility in the Waterfront District. Additional features include an indoor pool, athletic club, day-spa/salon, and private parking for residents.

**2003 Excellence in Construction Award from the Associated Builders & Contractors, Inc.**

Owner: Mermaid, LLC

Owner's Representative: Laury Podolinski

Phone: 304.284.5011

Completed: 2003/Ongoing

Cost: \$35 Million

Size: 296,427 Square Feet

Delivery Type: Design-Build-Negotiated

Contractor: March-Westin Company, Inc.



## Regatta Bar & Grille & Rat Pack Lounge Morgantown, WV

The Regatta Bar and Grille is a 5,000 square foot fine dining restaurant located on the first floor of the Waterfront Place Hotel. It features a décor centered around a crew team/rowing theme. Additional features include a private dining room and outdoor terrace dining overlooking the Monongalia River. The restaurant also hosts the Bob Huggins and Bill Stewart statewide sportsline shows each week during the football and basketball seasons. The Rat Pack Lounge, which is also located on the first floor of the Waterfront Place Hotel, features a high end but casual atmosphere.

**Owner:** Mermaid, LLC

**Owner's Representative:** Laury Podolinski

**Phone:** 304.284.5011

**Completed:** 2003/Ongoing

**Cost:** \$35 Million

**Size:** 296,427 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** March-Westin Company, Inc.



## Glade Springs Resort & Conference Center

Daniels, WV

Located in the Allegheny Mountains of West Virginia, this 48-room luxury hotel and conference center is available for both family vacations and business retreats, offering access to ski, spa, and golf activities. The facility is located on the site of the existing conference center and is connected to the existing commercial kitchen. The facility functions as the main lodging and meeting center of the resort and offers a mix of hotel rooms and suites, and an additional 4,100 square feet of ballroom and meeting space.

**Owner:** Glade Springs Resort

**Completed:** Fall 2005

**Cost:** \$6 Million

**Size:** 48,500 SF

**Delivery Type:** Design-Bid-Negotiated

**Contractor:** Alliance Construction Management





## Glade Springs Resort Leisure Center | Daniels, WV

This renovation at Glade Springs Resort provides guests with year round recreation. Amenities include a ten-lane bowling alley, indoor swimming pool, full service spa, sauna and steam rooms, fitness center, basketball and tennis courts, video arcade, cinema room, and full locker and shower facilities.

Owner: Glade Springs Resort

Completed: 2007

Size: 56,000 Square Feet

Delivery Type: Design-Build-Negotiated

Contractor: Alliance Construction Management



## Glade Springs Resort Clubhouse Expansion Daniels, WV

A two-story addition to the existing golf clubhouse at Glade Springs Resort. The lower level features men's and women's locker rooms, and the upper level houses the Bunkers Restaurant. Outdoor dining is offered on a large deck overlooking the golf course.

**Owner:** Glade Springs Resort

**Owner's Representative:** Brian Johnson

**Phone:** 304.872.3000

**Completed:** Summer 2006

**Cost:** \$1.1 Million

**Size:** 6,500 Square Feet

**Delivery Type:** Design-Build

**Contractor:** Alliance Construction Management



## Canaan Valley Resort State Park Renovations & Additions | Davis, WV

Situated in one of the most scenic and tranquil settings in the Mid-Atlantic, with unlimited recreation and family-focused activities, Canaan Valley Resort is a four-season destination providing the perfect escape from the pressures of daily life. The construction/renovations was administered in phases and included the construction of two brand new guest wings (162 rooms) along with extensive refurbishing of the main lodge (where the front desk, meeting rooms, dining room, and indoor pool are located).

**Coordinated with the State Historic Preservation Office  
Eligible for National Register of Historic Places**



**Owner:** West Virginia Division of Natural Resources

**Owner's Representative:** Bradley S. Leslie, PE

**Phone:** 304.558.2764

**Completed:** Fall 2013

**Cost:** \$25 Million

**Size:** 102,534 SF (addition); 64,993 SF (renovation)

**Delivery Type:** Design-Bid-Build Competition

**Contractor:** Harbel, Inc.





## Cacapon Resort State Park Lodge Expansion

Barkley Springs, WV

**Summary:** Located in the eastern panhandle of West Virginia, Cacapon Resort State Park is available for both family vacations and business retreats, offering access to golf, lake, and camping activities. The facility functions as the main lodging and meeting center of the resort and offers a mix of hotel rooms and suites, and a conference center. The new addition provides an additional 79 guest rooms, swimming pools, new dining facilities and commercial kitchen, and a spa and fitness area. Additional renovations to the resort includes existing guest rooms, golf course upgrades, as well as water and wastewater treatment upgrades.

**Program/Goals:** Enhance guest experience by providing additional quality lodging, meeting and recreational opportunities. Upgrade aging utility systems to assure long-term operation of the park.

**Solution:** By master planning the entire complex and creating an addition that fulfills the functional goals while maintaining the architectural character of the original lodge.

**Coordinated with the State Historic Preservation Office  
Eligible for National Register of Historic Places**

**Owner:** West Virginia Division of Natural Resources

**Owner's Representative:** Bradley S. Leslie, PE - (304) 558-2764

**Completed:** Fall 2020

**Cost:** \$22 Million

**Size:** 63,669

**Delivery Type:** Design-Bid-Build Competition

**Contractor:** Paramount Builders





ARCHITECTURE



## University of Connecticut Hotel & Office Space Storrs, CT

Paradigm has been engaged to provide architectural design services for a new hotel, conference center, and office complex. The project will help facilitate the current needs of the University of Connecticut by providing a 70,000 square foot hotel with around 100 guest rooms, a 20,000 square foot conference center, and a 115,000 square foot office complex. The hotel will accommodate a restaurant, a private dining room, a fitness area, administrative offices, an ice cream parlor, a swimming pool, and a spa. The conference center will hold a 5,600 square foot ballroom, meeting rooms, pre-function area, and a full service kitchen.

**Owner:** University of Connecticut  
31 LeDoyt Road  
Storrs, CT 06269

**Completion:** TBD

**Size:** Hotel: 70,000 sf  
Conference Center: 20,000 sf  
Office Complex: 115,000 sf

**Cost:** TBD

**Delivery Type:** Design-Build

**Contractor:** TBD

**Services Rendered:** Architecture



## Wintergreen Resort Lodge Renovations & Additions | Wintergreen, VA

Located 35 miles southwest of Charlottesville, Virginia, Wintergreen Resort is a four-season mountain retreat with beautiful views on the eastern slopes of the blue Ridge Mountains. Situated on 11,000 acres adjacent to the George Washington National Forest, the Resort is the ultimate vacation and conference spot, with 45 holes of championship golf; skiing, snowboarding and snow tubing; an award-winning tennis program with 3 indoor courts and 19 outdoor clay courts; a full-service, destination spa featuring 13 treatment rooms; a fitness center; 40,000 square feet of combined indoor/outdoor meeting and event space; charming lodging; and a variety of enticing dining options. Additional amenities include a lake, swimming pools, and a youth entertainment center.

**Owner:** James C. Justice Companies, Inc. & The Greenbrier Resort

**Estimated Completion:** TBD

**Cost:** \$25 Million

**Size:** 102,534 Square Feet (addition) 64,993 Square Feet (renovation)

**Contractor:** TBD



## Morgantown Event Center | Morgantown, WV

The Morgantown Event Center and 214-space Parking Garage is located adjacent to the Waterfront Place Hotel and Conference Center along the Monongahela River in Morgantown. The large main event room is designed to accommodate a variety of event types including concerts, plays, boxing matches, banquets, and conventions. The facility features a full catering kitchen and support spaces.

### **ABC West Virginia Chapter: 2010 Excellence in Construction Award**

Event Center Owner: City of Morgantown

Parking Garage Owner: Platinum Properties

Completed: Spring 2010

Cost: \$30.3 Million

Size: 159,000 Square Feet

Delivery Type: Design-Build Competition

Contractor: March-Westin Company, Inc.



Morgantown Event Center | Morgantown, WV



Paradigm - /'pei-a-'di:m/ An example that serves as a **pattern** or **model**



## U Club Sunnyside | Morgantown, WV

A student housing facility with multiple story split buildings containing approximately 210,000 square feet and consisting of 134 units with 536 beds, together with an 8,971 square foot community center. The apartment-style units consist of a combination of 4 bedroom/4 bath and 2 bedroom/2 bath. The community center has a public lobby, administrative offices, fitness center, pool, game room, and study lounge.

**Owner:** American Campus Communities

**Owner's Representative & Phone:** Jeremy Roberts; 512.569.7481

**To Be Completed:** Fall 2016

**Cost:** \$33 Million

**Size:** 210,000 Square Feet

**Delivery Type:** Design-Build

**Contractor:** March-Westin Company, Inc.





## Waterfront Marina & Boathouse Bistro

Morgantown, WV

A marina featuring the Boathouse Bistro restaurant on the top level offers public boat docking situated on the Monongahela River in Morgantown's Wharf District. The lower level of the facility is home to West Virginia University's Crew team.

**Owner:** City of Morgantown

**Owner's Representative:** Dan Boroff (304-284-7405)

**Completed:** 2007

**Cost:** \$4.2 Million

**Size:** 8,660 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** March-Westin Company, Inc.



# Projects Goals & Objectives & Solutions

## Waterfront Marriott Renovations

**Goals & Objectives:** After the purchase of the Waterfront Place Hotel, the new Owner sought to upgrade the facility to become a full service Marriott Hotel and Conference Center. For Marriott, this was an opportunity to incorporate its new design approach to attract a younger market.

**Solution:** In Phase 1 of renovations to the facility, all guest room floors and hotel public spaces received upgrades. Rooms feature LVT wood flooring, lounging furniture, photo mural headboards, and clean modern bathrooms with showers. The main lobby space includes a Starbucks, lobby bar and Bourbon Prime Restaurant. Key to this space is the open, contemporary design that invites interaction among visitors. Additional amenities include renovated indoor swimming pool, spa, fitness center, Marriott Rewards Club and outdoor terrace overlooking the Monongalia River. Future renovations will upgrade the Conference Center and the 20,000 SF Event Center.

## Two Waterfront Place Hotel & Conference Center

**Goals & Objectives:** Develop a first class, full service hotel and conference center which would include private condominiums to serve the growing demands of the Morgantown community and West Virginia University. The building represented Phase 2 of a development that included an Administrative Office building and parking garage.

**Solution:** Positioned on the Monongalia River, the solution included a 17-story tower housing the hotel functions and condominiums. Amenities included a lobby, restaurant, private dining, lobby bar, swimming pool, fitness center and spa. The adjacent 22,000 SF Conference Center includes a 8,000 SF Grand Ballroom, numerous meeting rooms, a Board Room for executive meetings and an outdoor terrace overlooking the river.

## Glade Springs Resort & Conference Center

**Goals & Objectives:** Create a new hotel and conference center addition to complement the existing conference center/restaurant. The new facility should reflect the traditional architecture of the development.

**Solution:** In keeping with the architecture of the Golf Clubhouse, the new hotel and conference center is positioned in front of the existing facility and utilizes the existing meeting rooms, restaurant and commercial kitchen while providing 48 new guest rooms, lobby, offices and a Grand Ballroom.

## Canaan Valley Resort State Park Renovations & Additions

**Goals & Objectives:** Replace outdated lodging with modern guest rooms and common area upgrades which highlight the beauty of the Canaan Valley.

**Solution:** Two guest lodging wings flank a new lobby in order to maximize the views of the valley. The existing lodge public spaces were repurposed to include a snack bar, gift shop, Pre-function area and meeting rooms.

## Cacapon Resort State Park Lodge Expansion

**Goals & Objectives:** Enhance guest experience by providing additional quality lodging, meeting and recreational opportunities. Upgrade aging utility systems to assure long term operation of the park.

**Solution:** By master planning the entire complex and creating an addition that fulfills the functional goals while maintaining the architectural character of the original lodge.

## University of Connecticut Hotel & Office Space

**Goals & Objectives:** Develop a complex to include hotel and conference center, retail and administrative office space specifically to reflect and support the University of Connecticut brand. The project should also reflect the character of the Storrs community.

**Solution:** The concept for the 16 acre development situates a new 100-room hotel and conference center immediately against a nature preserve in order to create a peaceful and attractive environment. Amenities include a restaurant, lobby and UCONN-themed sports bar, an ice cream café featuring the Ag School's famous products, indoor swimming pool, fitness center, and spa. The conference Center includes 5,600 SF of meeting space in a Grand Ballroom, meeting rooms and Board Room. Included in the master plan is a 100,000 SF Administrative Office Building to house university functions and private offices. The plan accommodates a second office building in a future development.

## Wintergreen Resort

**Goals & Objectives:** Prepare a Study with design solution to develop a new full service Lodge for the Ski Resort. Evaluate how the Lodge can be positioned to functionally connect to existing amenities and maximize spectacular mountain views.

**Solution:** We developed a design solution that satisfied the functional relationship requirements, offered scenic views and presents a bold architectural impression that also compliments the existing facilities. The project is in the funding stage.

# Projects Goals & Objectives & Solutions

## Morgantown Event Center

**Goals & Objectives:** Funded through monies provided by a West Virginia Economic Development Grant, Tax Increment Financing, and private investment, the Event Center and Garage is intended to provide a multi-purpose facility to accommodate a variety of activities ranging from banquets, concerts, conventions, lectures, to boxing and other sporting events. The facility will house the West Virginia Public Theater, a summer stock musical theater group. The space must provide full audiovisual, theatrical lighting, stage and rigging as well as portable seating risers to facilitate performing arts.

The property for the project physically connects to the existing Two Waterfront Place Conference Center in the Waterfront District of Morgantown. It is situated adjacent to the Caperton Rail Trail and the Monongahela River. The slope across the site requires that the building be two stories at the river elevation and one level at the road side.

**Solution:** The design solution positioned common lobby spaces on the upper and lower floors immediately adjacent to the existing Conference Center. Vertical circulation via a grand staircase and elevators provide access to the 23,000 SF event space. The garage is positioned on the end of the development and a concourse provides patrons and visitors direct access to the Event Center and Hotel. Outdoor terraces on the upper and lower levels provide gathering areas to view the river. Back of house areas connect directly to the main event space and include the commercial kitchen, service corridors, storage and loading docks. A "Green Room" with private kitchen for use by performers is also provided. A decorative grid ceiling provides visual interest and allows for access to a sophisticated system of hoists for truss rigging, speaker clusters, lighting positions, and smoke management. The flexibility of the building infrastructure will accommodate banquets to boxing and is specially configured for the performing arts function required by the West Virginia Public Theater.

## U Club Sunnyside

**Goals & Objectives:** Efficiently utilize a topographically-challenging but ideally-positioned property to develop a housing complex for the largest developer of student housing in the country. Provide study, recreational, and fitness opportunities in a common community center and create a strong pedestrian connection to the downtown campus of West Virginia University.

**Solution:** Multiple buildings housing 575 students were positioned on the site to accommodate the sloping terrain. To solve the pedestrian connection to campus, the Community Center was located at the corner of the site and serves as the vertical circulation path from the housing to the campus. The Center provides opportunities for residents to meet in study rooms, play video games or pool in the lounge, work out in the Fitness Room, or enjoy the outdoor swimming pool.

## University Park

**Goals & Objectives:** Replace aging student housing with 408 apartments in a mixed use development. The housing options are dormitory style double rooms with spa restroom facilities and one, two and four bedroom apartments. Support facilities include University operated food services, private restaurants, a private fitness center, convenience store, a nail salon, study rooms, and community social spaces.

**Solution:** The final complex includes 6 buildings positioned to create a common courtyard which facilitates outdoor recreational and social activities. Two 9-story towers joined by a common lobby building accommodate 902 freshman students. The three remaining apartment buildings house upperclassmen in 4-story structures. The mixed-use building features retail spaces over 3 floors of apartments. The complex is in walking distance to the Evansdale campus, Ruby Memorial Hospital, and Mylan Puskar Stadium.

## Waterfront Marina & Boathouse Bistro

**Goals & Objectives:** Utilizing a narrow strip of land between the Rail Trail and the Monongalia River, develop a marina and boathouse to provide additional opportunities for the community to participate in activities connected with the river. Provide facilities to house the WVU Rowing Team and local rowing clubs. Finally, allow for space to house a fine dining restaurant which will allow patrons to enjoy the river view.

**Solution:** The design features a long narrow building in response to the site. Gently sloping ramps provide easy access from the rail trail to the dock slips and crew boat launch. The two story building provides space for boat storage on the lower floor. The restaurant on the upper floor offers dining in a space that features exposed steel bowstring trusses and wood decking reminiscent of a boat hull. An outdoor deck that runs the full length of the building provides outdoor dining overlooking the river. A common outdoor viewing deck allows the public to enjoy the view of the river.



Fairmont State University Falcon Center

## Existing Facilities Renovations

Renovations within existing facilities can be challenging, especially a facility that is occupied during construction. A thorough review of existing conditions is required for the area of the proposed work but also for occupied floors above and below the Work. Record drawing files should be updated, so the design and construction teams have accurate information to make the best decisions throughout the process. Field work documentation should include:

- Meeting with Owner to review any ongoing problems with the facility.
- Field verifications of record drawings; include engineering systems.
- Determine and discuss with Owner required building exits and general discussion regarding location of noise/dust partitions.
- If the proposed work is not located on an exterior wall, review options with Owner, how the Contractor should maintain negative air pressure in the work site?
- Document existing fire-rating methods for structure, including partition rating at fire exits or any specialty rooms that require fire-rated partitions. Locate fire extinguishers and if new work will require additional extinguishers.
- Review construction access to the site and building. Possible staging sites, if any. Other concerns might include, construction parking limitations and material deliveries.
- Document Owner-occupied areas and review times areas will be occupied.
- Review proposed changes to plumbing, mechanical and electrical system determine impact to owner occupied spaces. For example, plumbing changes might require work above finished ceiling of an Owner-occupied space below or above the proposed renovation.
- Review hazardous material such as asbestos, lead paints, etc.
- As the design develops, phasing drawings can be a useful tool to determine the best strategies to complete the project on time and in budget.

## Overall Experience & Depth of Resources

**Paradigm Architecture** and our design team is experienced and prepared to commit the resources of our organization to the success of the North Bend Lodge Renovations & Redecorating project.

### Our Experience:

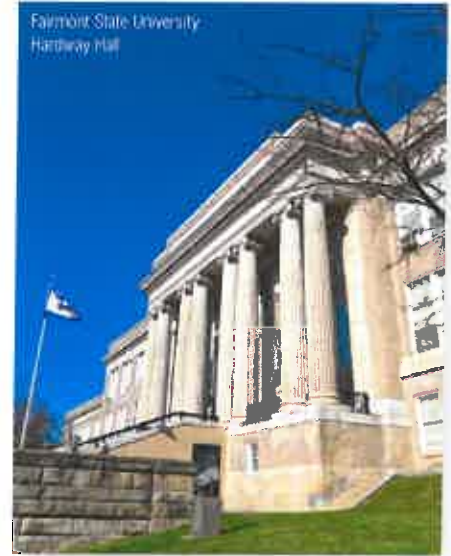
More than **180** renovation and upfit projects over the past **20** years most of which have required the existing facilities to remain operational during construction. See the following Renovation & Upfit Experience project list.

### Space Planning

West Virginia University Administrative Services, One Waterfront Place. Programming and design for eight major departments occupying more than 100,000 SF.

### Complex Scheduling

Canaan State Park Lodge & Conference Center, Davis, WV. The lodge facility at Canaan Resort State Park was comprised of five 1970s modular lodging buildings and a Main Lodge structure housing the public amenities. When Paradigm Architecture was hired, several challenges were apparent. At least two old lodging buildings were in conflict with the desired additions and would have to be demolished. Furthermore, it would be impossible to complete new construction work prior to the onset of Canaan Valley's notoriously brutal winter. This meant months of idleness for the project. Working closely with the State of West Virginia DNR, we devised a plan to fast track two packages, one for demolition of the two lodging buildings and a foundation and structural steel package. Full construction documents for completion of the project would be bid during the winter months allowing the contractors to begin work in early spring. This decision would result in modest additional costs to the project but speed the opening up by almost a full year. The final facility added 100,000 SF of new construction to 60,000 SF existing Lodge and a construction cost of \$27,600,000.00. See Project Information Sheet included in this proposal.



Canaan Resort represents a highly complex challenge of existing conditions documentation, scheduling, and budget management. Our efforts resulted in another similar project at the Cacapon Resort State Park Lodge & Conference Center.

### Resources:

While technology contributes to efficiency and accuracy in production, we believe that the primary resource for a successful project are the individuals assigned to the work. Our team has a long history of projects completed on time and under budget.

### Paradigm Architecture's commitment to staffing:

- Principal level Relationship Manager, Paul A. Walker, AIA, NCARB
- Registered Architects at key levels:
  - Todd Christopher, AIA, NCARB, Project Architect
  - David H. Snider, AIA Quality Control, Specifications
  - Tyler B. Etris, AIA, NCARB, Design, Production, Interiors
- Support Staff for production average 15 years of experience each.

Our Consultants' commitment to staffing this project is equally strong. Please reference the Consultants for the full Staff Descriptions.

### Budget:

Paradigm Architecture understands the importance of the project budget and takes great pride in being able to meet these budgets. Project budget is not just the construction budget. With Pat Stinson's expertise, we will assist the owner in reviewing all aspects of the total project budget. Due to our vast experience with multiple project delivery types, including design-build and construction management, we have firsthand experience with monitoring costs throughout the entire project. Many times, to help control costs on the project, we will work with the Owner early on to establish a base bid package that will deliver within budget. We will then establish a series of alternate packages that can be selected from once bids are received. We will also work with the Owner to establish an Owner's contingency allowance for those unforeseen issues that may arise.



# Renovation & Upfit Experience

Paradigm Architecture has a solid history of renovation projects (180+), many of which have been for repetitive clients. Our clients can testify to our attention to detail and successful project management on their renovations, most of which have required the existing facilities to remain operational during construction. Our approach to renovations work typically involves an initial assessment of the existing facility, identifying critical needs, operational issues, life safety, potential environmental concerns, and infrastructure requirements. Next we will assist the client in conducting a feasibility study. Our feasibility studies will include cost estimating and phased planning scenarios for construction sequencing.

## West Virginia University - Morgantown, WV

Health Sciences Center PT-OT Clinic Renovation  
Press Box Renovation  
School of Pharmacy Lab Renovation  
Health Sciences Center Museum  
Oglebay Hall Forensics Lab Facilities Renovation  
Aquatics Lab Renovation  
WVU Parkersburg New Science Wing - Lab Classrooms  
Coaches Locker Room Renovation  
Wrestling Locker Room Renovation  
Milan Puskar Stadium Renovation Construction Admin  
Milan Puskar Stadium Press Box Suites Renovation  
Milan Puskar Stadium Scoreboard Addition  
Milan Puskar Stadium Touchdown Terrace Addition  
Milan Puskar Stadium Concession Stand Addition  
Multiple Coliseum Renovations  
- Team Shop & Phys Ed Department  
- Upper Concourse & HVAC Upgrades  
- Phys Ed Offices  
Marina Tower - 2nd & 4th Floor Upfits  
Administrative Offices Build-Out - Jackson Kelly Building  
Coliseum Visitors' Center Addition  
Mountainlair Student Union Renovations  
Vandalia Hall Stair Addition  
Stewart Hall General Counsel Renovations  
Data Center Relocation Study  
Visitors' Resource Center Renovation  
Creative Arts Center Addition & Renovations  
Creative Arts Center Rehearsal Room  
Creative Arts Center - Construction Administration  
One Waterfront Place Space Planning and Reconfiguration

## West Virginia University—Parkersburg

New Science Wing—Lab Classrooms

## West Virginia University—Potomac State

Catamount Place Entrance Upgrade Renovations

## West Virginia University—Beckley

Barnes & Noble Store @ WVU Beckley Library

## University of Montevallo - Montevallo, AL

Peterson House Renovations  
Barnes & Noble Campus bookstore Renovation

## University of Alabama @ Birmingham

Bartow Arena Basketball Locker Room Renovations

## Russell Medical Center - Alexander City, AL

Wound Care Center	Master Plan
Parking Expansion	Sleep Lab
Orthopedic Surgery	ER Canopy
Cath Lab Renovations	Satellite Lab
Additions & Alterations	Eye Surgery
Pharmacy Renovations	PET Scanner
Cancer Center Renovation	Dialysis Suite
MRI & Open MRI Addition	Hospice House
Nurse Station Renovations	CT Renovations
Linear Accelerator Addition	Women's Center
Lab Addition and Renovation	Doctors' Parking
Information Technology Suite	Physical Therapy
Multiple Doctors' Offices (13+)	Pre-Admit Testing
Education Department Renovation	X-Ray Renovations
Emergency Department Renovations	Cafeteria Renovation

## West Virginia University Hospitals - Morgantown, WV

POC Buildings - 2nd, 3rd, & 4th Floor Renovation  
Ruby Office Complex Renovation  
Cheat Lake Clinic  
ENT/MRI First Floor Renovation  
Anesthesiology Suite Renovation  
HSC PT/OT Clinic Renovation

## West Virginia Division of Natural Resources

Cacapon Resort State Park Lodge Expansion & Park  
Improvements - Berkeley Springs, WV

Canaan Valley Resort/Conference Center Renovations - Davis, WV

## Fairmont State University - Fairmont, WV

Data Center Expansion  
Colebank Hall Renovations  
Falcon Conference Center & Classroom Fitup  
Hunt Haught Hall Entrance Stairway Renovations  
Hardway Hall Portico Renovations  
Education Building Renovations  
McAteer Building Feasibility Study  
East-West Stadium Feasibility Study  
Morrow Hall Renovations Feasibility Study  
Parking Garage Facilities Assessment  
Roofing Evaluations on Multiple Facilities  
Hunt Haught Hall Greenhouse Renovations  
Hunt Haught Hall Window Replacement Renovation  
Musick Library Roof Renewal

## Renovation & Upfit Experience

**Lanier Memorial Hospital** - Alexander City, AL  
ICU/Cardiopulmonary/Pharmacy/Classrooms & Offices Renovation  
Surgery & OB Renovations  
Emergency Department Renovations  
Replacement CT Project

**American Red Cross** - Nationwide  
West Park Drive Conference Room Fitup, Birmingham, AL  
Blood Services Distribution Center & Chapter Services Renovation, Chicago, IL  
Blood Donor Center Renovation, Myrtle Beach, SC  
Blood Donor Center Renovation, Virginia Beach, VA  
Blood Donor Center Renovation, Madison, WI  
Regional Blood Donor Center Renovations, San Diego, CA  
Interior Office Renovations to St Vardell Lane Facility, Charlotte, NC  
Biomedical Lab Interior Renovations, Rio Pedras Facility, San Juan, PR  
Relocation of Testing Support, Charlotte, NC  
Relocation of Chapter Operations & Biomed Blood Donor Center, Springfield, MA  
Alt Operations Site, Richmond, VA  
IRL Renovations, Houston, TX

**WV Department of Health and Human Services**  
Window Replacement & Electrical Upgrade, Capitol Improvements, Lakin Hospital - Beckley, WV  
Electrical System Upgrade, John Manchin Sr. Health Care Facility - Fairmont, WV  
HVAC & Electrical Systems Upgrade, Hopemont Hospital - Terra Alta, WV  
HVAC & Electrical Systems Upgrade, Welch Community Hospital - Welch, WV  
HVAC Renovations, Mildred Mitchell-Bateman Hospital - Huntington, WV  
Mechanical Systems Upgrade, Jackie Withrow Hospital - Beckley, WV  
HVAC Renovations, William R. Sharpe Jr. Hospital - Weston, WV

**Monongalia General Hospital** - Morgantown, WV  
Lab Renovation (Blood Bank/Histology/Chemistry)  
Cardiology Office Renovation  
Microlab Renovation  
Family Birthing Center Renovation  
North Tower West AHU Renovation  
IT Office Renovation  
Kitchen & Loading Dock Renovation  
MRI Renovation

**Davis & Elkins College** - Elkins, WV  
Madden Student Center

**Glade Springs Resort** - Daniels, WV  
Hotel and Conference Center Addition/Renovation  
Clubhouse Renovation  
Leisure Center Renovation

**Cellular Sales (a Verizon Retailer)** - AL/FL  
Over 20 different interior/exterior renovations projects

**U. S. Postal Service** - WV  
Salem, WV Main Office HVAC Replacement  
Clarksburg, WV Finance Station HVAC Upgrade  
Clarksburg, WV Processing & Distribution Facility - Vehicle Maintenance Facility - Reseal Parking  
Spencer, WV Main Office Boiler Replacement  
Weston, WV Main Office Retaining Wall Addition  
Weston, WV Main Office Regrade Parking Lot  
Grafton, WV Main Office Front Steps & Handrails  
Fairmont, WV Main Office Repavement

National Oceanic and Atmospheric Administration Cyber Security Operations Center Expansion - Fairmont, WV  
Hampton Center Renovations - Morgantown, WV  
Benjamin Russell High School Addition/Renovations - Alexander City, AL  
MVB Insurance Upfit - Marina Tower - Morgantown, WV  
Domino's South Park - Morgantown, WV  
Frank Anthony's Pizza @ Beech View Place - Morgantown, WV  
Coyote Logistics Upfit - Birmingham, AL  
Morgantown Marriott at Waterfront Place Renovations - WV  
Marina Tower Upfit Suite 503 - Morgantown, WV  
GSA Tenant Renovations, Clarksburg, WV  
BTS Technologies Office Renovation - Homewood, AL  
Friendly Nail Salon Upfit - Morgantown, WV  
Smoothie King Upfit - Morgantown, WV  
AT&T Direct Antennae Services, Music City Center, Nashville, TN  
Charleston Federal Center Renovations - Charleston, WV\*

\*Key involvement in project with firm(s) other than Paradigm Architecture, Inc.



## Communication



3.1.a.



United States Department of Agriculture

## 3.1 a. Owner Communication

We understand that communication is fundamental to a successful client relationship and project. We feel that over the years we have worked hard at exercising clear communication skills and it has translated into repeat work with many clients. A record repeat clients is included with this submittal. The following steps and tools are identified to as the means by which we plan to maintain clear communication with the West Virginia Division of Natural Resources (DNR).

### **Communication at the Highest Level**

Paul A. Walker, AIA, NCARB, serves as Principal-in-Charge of all projects in the firm. He understands the requirements of the project and is committed to a successful completion. Paul is available at any time to address issues or answer questions related to any aspect of the project from design through construction. This is the policy we practiced during the Canaan project and are committed to the same at North Bend State Park. We will also identify a Project Manager who will be continually active on the project and equally able to respond to concerns. This applies to our engineering consultants as well.

### **Regular Meetings**

We have determined that regular meetings are critical to keeping communication fresh and maintaining accountability. We would propose meeting at two-week intervals. This applies to design and construction.

### **Utilize Tools of Technology**

Tools of Technology offer opportunities to provide clarity and access to project information and thereby improve communication. We have utilized Building Information Modeling for nearly a decade. This project documentation software also provides easy generation of 3D images to help communicate design intent. We use Sketch-Up Software for design studies. This program also yields informative images. Project Management software such as Procore or Newforma are becoming common in the industry and we routinely use these on projects. All of these tools have the potential to improve communication but often the best is simply picking up the telephone. We use this as well.

Paradigm Architecture is committed to serving the West Virginia Division of Natural Resources and clearly communicating all aspects of the work during all phases of the project.



## Repeat Clients

### **West Virginia University, Morgantown, WV**

Puskar Stadium Renovations  
Puskar Stadium Scoreboard Addition  
Press Box Renovation  
Wrestling Locker Room Renovation  
School of Pharmacy Lab Renovation  
College Park Housing Community  
University Park Housing Community  
Ag Sciences Greenhouse & Labs  
Vandalia Hall Stair Addition  
Connector Building & Site Plan Study  
Visitors' Resource Center Renovation  
Oglebay Hall Forensics Facilities Renovations  
Evansdale Campus Animation  
Honor's Hall Residence Hall  
Mountaineer Station Intermodal Garage  
Mountaineer Station Expansion  
Marina Tower—2nd & 4th Floor Upfits  
Administrative Offices Build-Out, Jackson Kelly Building  
Aquatics Lab Renovation  
Mountainlair Student Union Renovation  
Milan Puskar Stadium Touchdown Terrace Addition  
Milan Puskar Stadium Concession Stand Addition  
Coliseum Visitors Center Addition  
Coliseum Renovations/Additions—Team Shop & Phys Ed Dept.  
Coliseum Renovations—Upper Concourse & HVAC Upgrades  
Coliseum Renovations—Phys Ed Offices & Floor Concession  
Jackson Kelly Building—3rd Floor Upfit  
Stewart Hall General Counsel Renovations  
Stewart Hall Presidential Suite Renovations Study  
Data Center Relocation Study  
Creative Arts Center – Construction Administration  
Creative Arts Center Rehearsal Room Renovation  
College of Creative Arts Additions/Renovations  
Alumni Center Screen Wall  
One Waterfront Place Space Planning and Reconfiguration  
General Open End Contract  
Satellite Campus Open End Contract  
Research Corporation Open End Contract  
Athletic Department Open End Contract  
Professional Architectural Services Open End Contract

### **West Virginia University Hospitals, Morgantown, WV**

Physician Office Center, 2nd, 3rd, 4th Floor Renovations  
Physician Office Center Space Planning  
Physician Office Center First Floor ENT MRI Renovation  
Ruby Office Complex - Information Technology Renovations  
Anesthesia Renovation  
Cheat Lake Addiction Rehab Clinic  
School of Pharmacy Lab Renovation

### **Glenmark Holding, LLC, Morgantown, WV**

Glenmark Office Building  
U. S. Department of Agriculture Office Building  
Mountaineer Wellness & Education Complex (Aquatic/Track)  
CVS Health Institutional Pharmacy  
University Park Mixed-Use Student Housing  
453 Oakland Street Shell Building  
Friendly Nail Salon

**Cellular Sales (Verizon Wireless), Alexander City, AL**  
25+ Retail Stores in Alabama and Florida

### **Russell Medical Center, Alexander City, AL**

Additions & Alterations  
Cafeteria Renovations  
Cancer Center Renovations  
Cath Lab Renovation  
CT Renovations  
Dialysis Suite  
Doctors' Parking  
Education Department  
Emergency Room Canopy  
Emergency Department Renovation  
Exam Rooms Renovation  
Eye Surgery  
Goodwater  
Hospice House  
Information Technology Suite  
Lab Addition & Renovation  
Linear Accelerator Addition  
Modified Lab Renovations  
MRI & Open MRI Addition  
Master Plan  
Multiple Doctors' Offices (13+)  
Nurse Station Renovations  
Orthopedic Surgery  
Parking Expansion  
PET Scanner  
Pharmacy Renovations  
Physical Therapy  
Physicians' Office Building #3  
Physicians' Office Building #4 Master Plan  
Physicians' Office Building #4  
Pre-Admit Testing  
Satellite Lab  
Sleep Lab  
Surgery Soiled Workroom Renovation  
Women's Center  
Wound Care Center  
X-Ray Renovation

### **American Red Cross**

West Park Drive Conference Room Fitup, Birmingham, AL  
Blood Donor Center Fitup, Myrtle Beach, SC  
Blood Donor Center Renovation, Madison, WI  
Chicago Blood Services Distribution Center &  
Chapter Services Renovation, Chicago, IL  
Regional Blood Donor Center, Distribution  
& Bio-Med Tenant Fitup, San Diego, CA  
Relocation of Testing Support, Charlotte, NC  
Biomedical Lab Interior Renovations, Rio Pedras Facility, San Juan, PR  
Relocation of Chapter Services & Biomed Blood Services, Springfield, MA  
Interior Office Renovations, St. Vardell Lane Facility, Charlotte, NC  
Blood Donor Center Renovation, Virginia Beach, VA  
Alt Operations Site (Disaster Services), Richmond, VA  
IRL Renovation, Houston, TX

### **Monongalia General Hospital, Morgantown, WV**

Microlab Renovation  
Cardiothoracic Suite Renovation  
Birthing Center  
North Tower West AHU  
Complete Hospital Lab Renovation



## Project Budget History & Plan



**3.1.b.**



Fairmont State University Hardway Hall

## 3.1 b. Project Budget History

Project	A/E Budget	Bid Price	Change Orders	Scheduled Project Completion Date	Actual Project Completion Date	Comments	Final Cost
Beitzel Corporation Corporate Headquarters	\$3,800,000	\$3,770,850	\$187,047	July 2015	June 2015	Owner additions - plaza & basement	\$3,957,897
Carraan Valley	\$23,300,000	\$23,974,016	\$186,900	October 2014	October 2014	Owner changes; site conditions	\$24,160,916
College Park Apartments	\$35,000,000	\$35,051,776	\$906,053	July 2014	July 2014	Owner changes; site conditions	\$35,957,829
Coyota Logistics	\$945,000	\$950,000	\$150,000	March 2015	March 2015	Historic structure code upgrades	\$1,100,000
Mon Health Birthing Center	\$3,800,000	\$3,336,537	\$218,160	April 2013	April 2013	Owner changes	\$3,554,697
Mon Health Cath Labs	\$1,300,000	\$1,294,500	\$85,734	August 2019	September 2019	Owner changes	\$1,380,234
Russell Medical Center Cancer Center Renovations	\$176,976	\$180,500	\$3,524	August 2015	August 2015	Owner changes	\$184,024
Russell Medical Center Linear Accelerator	\$1,211,305	\$1,202,005	-\$480	March 2014	March 2014		\$1,201,525
Summer Classics Office Renovations	\$175,000	\$158,462	\$0	May 2014	May 2014		\$158,462
Tractor and Equipment Addition	\$500,000	\$425,105	\$0	August 2012	August 2012		\$425,105
U Club Sunnyside	\$35,000,000	\$34,647,977	\$866,481	August 2016	August 2016	Owner changes; Fire Marshal requirements; site conditions	\$35,514,358
University Place Parking Garage	\$15,500,000	\$15,568,714	-\$3,438,992	September 2015	November 2015	Owner reductions; delayed by construction issues	\$12,129,722
Vandalia Hall Stair Addition	\$400,000	\$391,300	\$12,953	August 2015	August 2015	Owner changes	\$404,253
WVU Downtown Student Housing	\$17,500,000	\$17,650,000	\$196,448	December 2009	December 2009	Owner changes; site conditions; fire alarm modifications	\$17,846,448
WVUH Residential Treatment Center	\$10,000,000	\$9,932,693	\$7,856	January 2019	January 2019	Site conditions	\$9,940,549



Marina Tower and Upper Monongahela River Center

## 2.1 b. Project Budget Plan

Paradigm Architecture understands the importance of the project budget and takes great pride in being able to meet these budgets. Project budget is not just the construction budget. We assist the owner in reviewing all aspects of the total project budget, including pre-design services, such as surveys, field investigations and geotechnical explorations, furniture, fixtures, and equipment (FFE) packages, and project closeout. Due to our vast experience with multiple project delivery types, including design-build and construction management, we have firsthand experience with monitoring costs throughout the entire project. In our 19 years of operations, we have never had an Owner “reject all bids” due to cost overruns. Many times, to help control costs on the project, we will work with the Owner early on to establish a base bid package that will deliver within budget. We will then establish a series of alternate packages that can be selected from once bids are received. We will also work with the Owner to establish an Owner’s contingency allowance for those unforeseen issues that may arise.



Pillar Innovations

Using internal cost data, and national databases, we are able to provide the Owner rough order of magnitude and schematic cost estimating for initial project development. We often conduct feasibility studies for clients to help them with initial project evaluations. We feel that utilizing the services of a cost estimator is extremely beneficial to the design process and helps keep the project moving in the right direction.

We have included the services of Pat Stinson to perform cost estimating services. Please see this resume for his long, successful career in the construction industry. We typically request detailed cost estimates at each major phase of the design process. If budget overrun are identified, Mr. Stinson has been extremely helpful to price out alternative materials or solutions which help the design team meet budget and time limitations while maintaining the design objectives. At a point near the end of construction documents, we will direct our Cost Estimator to prepare a final estimate based on the final documents including any Alternates. Ideally, there are no surprises and, with the review of this budget, the Owner can direct the bidding of the project. In the event that changes are required, the design team will promptly make the modifications in order to maintain the schedule.

Following the Bidding Phase, we will review the contractor bids as compared to the cost estimate to evaluate the accuracy of the estimate. As the project proceeds through construction, we may utilize the cost estimator as a consultant for any change orders.



## Project Construction History & Plan



**3.1.c.**



Chestnut Ridge Church | Morgantown

### 3.1 c. Project Construction Period History

Project	A/E Budget	Bid Price	Change Orders	Scheduled Project Completion Date	Actual Project Completion Date	Comments	Final Cost
Beltzel Corporation Corporate Headquarters	\$3,800,000	\$3,770,850	\$187,047	July 2015	June 2015	Owner additions - plaza & basement	\$3,957,897
Canaan Valley	\$23,300,000	\$23,974,016	\$186,900	October 2014	October 2014	Owner changes; site conditions	\$24,160,916
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Coyote Logistics	\$945,000	\$950,000	\$150,000	March 2015	March 2015	Historic structure code upgrades	\$1,100,000
Mon Health Birthing Center	\$3,800,000	\$3,336,537	\$218,160	April 2013	April 2013	Owner changes	\$3,554,697
Mon Health Cath Labs	\$1,300,000	\$1,294,500	\$85,734	August 2019	September 2019	Owner changes	\$1,380,234
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Russell Medical Center Linear Accelerator	\$1,211,305	\$1,202,005	-\$480	March 2014	March 2014		\$1,201,525
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University Place Parking Garage	\$15,500,000	\$15,568,714	-\$3,438,992	September 2015	November 2015	Owner reductions; delayed by construction issues	\$12,129,722
Vandalia Hall Stair Addition	\$400,000	\$391,300	\$12,953	August 2015	August 2015	Owner changes	\$404,253
WVU Downtown Student Housing	\$17,500,000	\$17,650,000	\$196,448	December 2009	December 2009	Owner changes; site conditions; fire alarm modifications	\$17,846,448
WVUJ Residential Treatment Center	\$10,000,000	\$9,932,693	\$7,856	January 2019	January 2019	Site conditions	\$9,940,549



Morgantown Waterfront Development

## 2.1 c. Project Construction Period Plan

### Establishing a Project Schedule

Using the Program and Budget, we will determine the Project Schedule. This will include the timeframe for the completion the drawings and specifications as well as the projected Bidding period. Included in the process will be the submittal to the West Virginia State Fire Marshal's office for plans review and the State Historic Preservation Office if necessary. Finally, we will include the projected construction schedule with dates for Substantial and Final Completion.

Marina Tower



### Step 1

Meeting a schedule for construction begins with identifying a completion date for drawings and specifications. Upon completion of the construction documents, adequate time is needed to provide the final estimate prior to bidding. Time for meetings to review and approve these estimates must be allocated as well as submittal to the West Virginia State Fire Marshal's office and if necessary the State Historic Preservation Office. There should also be some contingency in the schedule for any changes or modifications based on cost or program changes. Discussion must include winter weather impact on overall schedule and liquidated damages.

### Step 2

We will work with the timeframe identified by the West Virginia Purchasing Division for the bidding process. Advertisement of bids, mandatory pre-bid meeting, deadline for questions, issuance of Addenda, receipt of bids, review and award must be determined. We recommend that a contingency of time be budgeted to accommodate any unforeseen issues that arise during the bidding. Finally, there must be time scheduled for award of the contract by the State.





### Step 3

With the award of the construction contract, we will work with the contractor to establish a number of practices to make the project efficient.

- a. Establish a regular schedule for on-site meetings at two-week or bi-monthly intervals.
- b. Determine process for shop drawing submittals: Newforma, Procore, or other.
- c. Determine process for Request for Information submittals.
- d. Establish Pay Application review and approval process.
- e. Identify a communication process to assure smooth operation of the existing lodge.

We understand that prompt action on the part of the design team and Owner is critical to steady progress by the Contractor. To that end, we strive to provide quick review of shop drawings and Requests for Information. We also want Owners to be aware of issues that require their action. It is also imperative that the Contractor produce a project schedule with critical path items and that the schedule be reviewed and updated at every project meeting. Accountability for recovery in the schedule must be maintained.

The Canaan Resort was an example of scheduling to deliver a project under challenging circumstances. Due to the extreme winter weather conditions, the project was ultimately separated into three bid packages. Early demolition of an old lodging building cleared the way for new construction. The second phase completed the grading, foundations, and structural steel prior to the harsh winter. This allowed the remaining construction documents to be completed, bid, and awarded for early Spring construction. With the steel in place, the construction moved quickly and the new additions were under roof prior to the next winter season.

Many of our recent projects have had completion dates that had to be maintained under any circumstance. Most of these were university student housing projects that involved leases established by the Fall Semester calendar. Under these circumstances, the projects had to be ready for occupancy or there would be significant financial hardship for the Owner. We have been able to successfully deliver these projects which include College Park (\$32M), University Park (\$75M) and UClub Sunnyside (\$35M).



## Allegheny Design - Structural



3.1.d.



ENGINEERING FOR  
STRUCTURAL SYSTEMS  
MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FORENSIC INVESTIGATION

## Overview

Allegheny Design Services (ADS) is a consulting engineering firm specializing in structural and MEP building design and building analysis. Dedicated to serving West Virginia and the surrounding region, ADS recognizes the need for reliable and full service engineering support. ADS provides all phases necessary for the successful completion of a building project including schematic design studies, design development, construction documents and specifications, and construction administration.

ADS' experience in Design and Project Management includes:

- Commercial Facilities
- Industrial Facilities
- Institutional Facilities
- Educational Facilities

ADS was established by David Simpson, PE, MBA, in 2002 as a result of a need in North Central West Virginia for reliable structural engineering services. In 2009 MEP engineering services were added, led by Mike Chancey, PE. ADS utilizes a combination of office technology and a motivated staff to deliver projects typically up to \$40 million in construction value. Our clients include architects, contractors, developers, attorneys and insurance companies.

ADS currently utilizes the latest engineering design and BIM software for the development of project work.

## Value Added Services

Our company strives to provide efficient, quality engineering services that serve both the needs of the client as well as the needs of the design team. We achieve this level of service by leveraging our extensive project experience with a workflow built upon the cohesive integration of 3D Revit modeling and the latest analysis software. This integration allows us to produce the highest quality designs in the timeframe needed for successful design-build projects. Our staff is comprised of multiple licensed Professional Engineers.

**Allegheny Design Services**  
**102 Leeway Street**  
**Morgantown, WV 26505**

**P 304.599.0771**  
**F 304.212.2396**  
**[www.AlleghenyDesign.com](http://www.AlleghenyDesign.com)**



**Education:**

West Virginia Institute of Technology - B.S. Civil Engineering  
West Virginia University - Masters Business Administration  
West Virginia State College - Architectural Technology Courses

**Professional Registrations:**

Year first registered: 1984  
West Virginia, Pennsylvania, Maryland, Virginia, Florida, District of Columbia, North Carolina, South Carolina, Georgia, Ohio, Structural Engineering Certification Board and National Council of Examiners for Engineering and Surveying

**Professional Memberships:**

American Society of Civil Engineers, Structural Engineering Institute, Charter Member, American Concrete Institute, American Institute of Architects – West Virginia Chapter, American Institute of Steel Construction, Inc., American Iron and Steel Institute Member, Associated Builders & Contractors (ABC), National Academy of Forensic Engineers

**Professional Experience:**

Responsible for strategic management, marketing, quality control, personnel development, business development, project management and design at Allegheny Design Services. Experience includes over 32 years in structural design and project management for industrial, commercial, institutional, and nuclear/chemical facilities utilizing steel, concrete, masonry, and wood. Past accomplishments include design and construction administration of health care facilities, hotels, schools, shopping centers, aircraft hangars, numerous retail facilities, and numerous forensic engineering assignments. Experience has been obtained from the following assignments:

**Experience Record:**

Allegheny Design Services, LLC, President,	May 2002 to Present
R.M. Gensert and Associates, Vice President,	August 1998 to May 2002
WVU, Assoc. Director of Planning, Design & Construction	August 1988 to August 1998
Simpson Engineering, Owner	August 1988 to August 1998
CECO Buildings Division, Senior Structural Engineer	April 1985 to August 1988
Rockwell International, Facility Structural Engineer	March 1982 to April 1985
Bellard Ladner & Assoc., Staff Structural Engineer	Sept. 1981 to March 1982
PPG Industries, Facility Structural Engineer	January 1980 to Sept. 1981

**Project Experience Includes:**

Morgantown Event and Conference Center, Morgantown, WV  
Phipps Conservatory Addition, Pittsburgh, PA  
Waterfront Hotel and Conference Center, Morgantown, WV  
WVU Basketball Practice Facility  
WVU Mountaineer Field North Luxury Suites  
UPMC Hillman Cancer Center  
William Sharpe Hospital Addition  
Chestnut Ridge Church  
University of Pittsburgh Bio Medical Tower  
Glade Springs Hotel & Conference Center  
Fairmont State University Parking Garage

**Education:**

West Virginia University - B.S. Civil Engineering

**Professional Registrations:**

Professional Engineer – West Virginia, Pennsylvania, Maryland, Kentucky, Alabama, Nebraska and Mississippi.

**Professional Memberships:**

Member of AISC

Associate Member of ASCE

**Continuing Education:**

WVU Steel Design—Fall 2007

AISC - Façade Attachments to Steel Frames - September 20, 2007

ASCE - Reinforced Masonry: Design and Construction - November 8, 2007

TSN - Cold-Formed Steel Seminar – Load Bearing and Curtain Wall Systems - December 4, 2008

Lincoln Electric Co. - Blodgett's Welding Design Seminar - October 13-16, 2009

Steel Camp – November 4-5, 2010

The New 14th Edition Steel Manual – October 25, 2011

ASCE-Design and Renovation of Wood Structures - October 2012

SE University multiple structural technical training webinars.

The MGI Management Institute—Successful Marketing of Engineering Services 2015

Steel Camp—March 25-28 , 2015

**Professional Experience:**

Responsibilities include structural engineering design, construction documents, quality control and field engineering.

**Experience Record:**

Allegheny Design Services, LLC, Senior Structural Engineer

June 2007 to Present

**Project Experience Includes:**

University Park Mixed Use Building, Morgantown, WV

White Oaks Hawthorn Suites, Bridgeport, WV

BFS Suncrest, Morgantown, WV

Pikewood Creative Addition and Renovation, Morgantown, WV

GSD Fairmont, Fairmont, WV

Bridgeport Public Safety Substation, Bridgeport, WV

Canaan Valley Institute, Davis, WV

Charles Pointe BFS, Bridgeport, WV

Fairmont AFRC, Fairmont, WV

Gabriel Brothers Renovation, Clarksburg, WV

Genesis Youth Crisis Center, Clarksburg, WV

Goshen Baptist Church, Morgantown, WV

GSA DOE, Morgantown, WV

ICC Parish Center, Clarksburg, WV

Mason Dixon, Bridgeport, WV

GSA , Charleston, WV

Progress Centre 2, Bridgeport, WV

WVU Child Development, Morgantown, WV

White Oaks Progress Center, Bridgeport, WV

Thrasher Office Building, Bridgeport, WV

WVU Greenhouse Building, Morgantown, WV

Courtyard Marriott– University Towne Center, Morgantown, WV

University Place Parking Garage, Morgantown, WV



**Education:**

University of Pittsburgh - B.S. Civil Engineering  
West Virginia University - Master of Business Administration

**Professional Registrations:**

Professional Engineer – Virginia, West Virginia, Pennsylvania, Tennessee, Indiana, Louisiana and California.  
NCEES Record Holder

**Professional Memberships:**

Board President of Children’s Discovery Museum at WVU  
American Society of Civil Engineers - Past Branch President  
Richmond Joint Engineers Council - Past Council Chairman  
Structural Engineering Institute - Member

**Continuing Education:**

Blodgett’s Welding Design Seminar – April 2013 – Cleveland, OH  
Simpson Strong-Tie Continuous Load Paths in Wood Structures – November 2011 – Charlottesville, VA  
Kaplan 28 Hour SE Exam Review Course – August 2011 – Richmond, VA  
Emerging Leaders Alliance Workshop – November 2010 – Denver, CO  
OSHA 10 Hour Safety Course for Construction Personnel – April 2006 – Alexandria, VA  
SE University multiple structural technical training webinars.

**Professional Experience:**

Responsibilities at Allegheny Design Services include project management and structural design. Professional experience is comprised of a wide variety of roles as both a designer and contractor. Past accomplishments include a mix of residential, commercial, industrial, military and government facilities utilizing all major building elements including steel, concrete, masonry, wood, and aluminum. Experience includes domestic as well as international projects for a variety of public and private clients from the following assignments:

**Experience Record:**

Allegheny Design Services, LLC, Sr. Structural Engineer	June 2012 to Present
Austin Brockenbrough and Associates, Structural Engineer	March 2008 to June 2012
McKinney and Company, Civil Engineer	March 2007 to March 2008
American Bridge Company, Field Engineer	May 2005 to March 2007

**Project Experience Includes:**

Project experience (past and present) includes:

Puskar Center Auditorium Expansion, West Virginia University, Morgantown, WV  
White Oaks Office Development Building II, Bridgeport, WV  
College Park Apartments, Morgantown, WV  
University Park Dormitory, West Virginia University, Morgantown, WV  
Brownsville Marine Product Plant Upgrade and Repairs, Brownsville, PA  
High Bridge Trail State Park Pedestrian Bridges, Prince Edward County, Virginia  
Observation Platform, Midlothian Mines Park, Chesterfield County, Virginia  
Fuel System & Facility Upgrades, Fort Drum, NY  
Eppington Plantation Restoration and Structural Stabilization, Chesterfield County, Virginia  
Old City Hall Plaza Replacement, Richmond, Virginia  
Woodrow Wilson Bascule Replacement, Alexandria, Virginia  
Monongalia County Ball Park, Morgantown, WV  
Nashville Sound Scoreboard, Nashville, TN  
Indianapolis 500 Sign Upgrade  
Milan Puskar Stadium North End Renovations



**Allegheny**  
**Design Services**  
*Consulting Engineers*

ALLEGHENY DESIGN SERVICES EXPERIENCE  
TEAMING WITH  
PARADIGM ARCHITECTURE, INC.  
STRUCTURAL ENGINEERING SERVICES

1. **Davis & Elkins College Benedum Hall Renovation, Elkins, WV**
2. **Fairmont State University Parking Garage, Fairmont, WV**
3. **Fairmont State University Parking Garage Pedestrian Bridge, Fairmont, WV**
4. **The View at the Park, Morgantown, WV**
5. **Waterfront Place Hotel & Conference Center, Morgantown, WV**
6. **Trinity Christian School, Morgantown, WV**
7. **Glade Springs Hotel & Conference Center, Daniels, WV**
8. **Chestnut Ridge Church, Morgantown, WV**
9. **Davis & Elkins College Athletic Center, Elkins, WV**
10. **Glades Springs Resort Clubhouse Expansion, Daniels, WV**
11. **Boathouse Bistro, Morgantown, WV**
12. **WVU Milan Puskar Stadium Touchdown Terrace Club Addition, Morgantown, WV**
13. **Fairmont State University Hunt Haught Hall Renovations, Fairmont, WV**
14. **The Dayton, Morgantown, WV**
15. **WVU Coliseum Team Shop Conversion, Morgantown, WV**
16. **Glenmark Office Building, Morgantown, WV**
17. **GSA - Department of Energy, Morgantown, WV**
18. **GSA/USDA Building, Sabraton, WV**
19. **Marina Tower, Morgantown, WV**
20. **Morgantown Event Center, Morgantown, WV**
21. **WVU Honors Dormitory, Morgantown, WV**
22. **WVU Mountaineer Station, Morgantown, WV**
23. **Fairmont State University Hardway Hall Entrance Renovation , Fairmont, WV**
24. **KeyLogic Renovation, Morgantown, WV**
25. **Morgantown Event Center Parking Garage, Morgantown, WV**
26. **Middletown Tractor, Fairmont, WV**
27. **Pillar Innovations Office Building, Morgantown, WV**
28. **WVU Greenhouse, Morgantown, WV**
29. **WVU Visitor's Resource Center, Morgantown, WV**
30. **WVUP -New Science Wing-West Virginia University Parkersburg, Parkersburg, WV**
31. **Canaan Valley Resort State Park, Davis, WV**
32. **College Park Dormitories, Morgantown, WV**
33. **Cacapon Resort State Park Addition and Renovations, Cacapon, WV**
34. **University Park Apartments, Morgantown, WV**
35. **University Park Mixed Use Building, Morgantown, WV**
36. **University Park Dormitory, Morgantown, WV**
37. **Beitzel Office Building, Grantsville, MD**
38. **University Place Parking Garage, Morgantown, WV**
39. **Mountaineer Center, Morgantown, WV**
40. **Weston USPS Retaining Wall, Weston, WV**
41. **WVU Coliseum Visitor Center, Morgantown, WV**
42. **USPS Spencer Rooftop Unit Addition, Spencer, WV**
43. **CVS Health Warehouse, Morgantown, WV**
44. **USPS Weston Loading Dock, Weston, WV**
45. **Puskar Stadium North End Scoreboard, Morgantown, WV**
46. **Par Mar, New Brighton, PA**



## PROJECT PROFILE

### Nemacolin Woodlands Sundial Lodge Farmington, PA



**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

Allegheny Design Services, LLC, Morgantown, WV  
Martik Brothers, Inc., Finleyville, PA

**PROJECT SCOPE:**

- 25,000 Sq. Ft. Multi-Purpose Ski Lodge
- Restaurant
- Bowling Alley

**PROJECT VALUE:** \$3 Million

**PROJECT COMPLETION:** 2013







Miller Engineering - MEP



3.1.d.



## Firm Profile

*MILLER ENGINEERING is a solely held (S) corporation owned by Craig Miller PE, President. The corporation maintains a Certificate of Authority with the WV State PE Board and has carried professional liability insurance since its inception. Neither the firm nor its professional engineers have ever faced disciplinary action in any form from the states in which they are registered.*

*Our engineered solutions involve a detailed assessment process: investigation, observation, communication with stakeholders, system analysis, building modeling and engagement from our entire team. We approach each and every project with this process and the guiding principle that buildings are designed to be livable and function in their intended purpose.*

*Over the past 13 years Miller Engineering, Inc. (MEI) has engineered solutions for over \$17.2M in MEP system upgrades, repairs and renovations for projects of all scopes and sizes, with clients ranging from private owners to local and state governments. With a strict attention to detail and commitment to delivering a job done well and done right the first time, every time, **MEI has accumulated a change order percentage of less than 0.1% over the past 8 years.***

*Our team has unique skill-sets regarding engineered renovation solutions. Each member of the team has hands-on mechanical system experience including installation, construction, design and maintenance.*

*Miller Engineering takes pride in being **different by design**, and that difference shines through in all phases of our work and continued relationships with our clients.*

- Experienced and Licensed Professional Engineers
- Quality, Value-Engineered Project Delivery
- Qualified Construction Representative on Staff
  - LEED-AP Certified
- Below Industry Change Order Status
- Building Information Modeling
- Emergency Facility Response



## Engineering Design and Consultation

- Mechanical
- Electrical
- Plumbing
- HVAC Design
- Renovation
- New Construction
- Building Information Modeling

### Aquatic Facility Design

- Public Pools & Areas
- ADA Compliance
- Indoor & Outdoor (air flow)
- Chlorination/Filtration

### Construction Administration

- Maintenance/Facility Improvement Plans
- Contract Administration
- Code Observation

### Communication System

- Intercomm & Public Address
- Voice/Data/CATV
- Urgent Response

### Energy

- Power Supply (main & backup)
- Green & Renewable Consulting
- Systems Utilization & Upgrades
- Sustainable Solutions

### Facility Utilization

- Systems Assessment & Solutions
- Adaptive Re-use
- Planning/Life-Cycle Control
- Engineered Replacement

### Life Safety Inspection/Design

- Fire Protection & Alarm Systems
- Access Control
- Fire & Electrical Investigation

### Industry Experience

- Education
- Local & State Government
- Commercial Development
- Healthcare



**B. Craig Miller, PE**

Craig founded Miller Engineering in 2003, and serves as President and Principal Engineer. He has more than 20 years experience in design, specification, operations and project management. During his employment with WVU, Craig was directly involved with approximately \$130 million in new capital construction. His experience with a wide range of projects including HVAC, electrical, plumbing, infrastructure upgrades, building automation, energy efficiency and maintenance/renovation, among others, allows him to serve in multiple capacities within a given project. Craig will serve as the "Relationship Manager" for Miller Engineering as the main communication interface between the Owner, the design team, contractors and end users.

**Project Role: Relationship Manager – Primary Point of Contact**

- *Engineer in Responsible Charge*
- *Design and Project Management of Mechanical, Electrical, Plumbing Projects*
- *Concept and Construction Design*
- *Business Operations and Financial Management Oversight*
- *Quality Assurance and Control*

**Professional Project Highlights**

- Bobtown Elementary HVAC
- Blackwater Falls State Park Lodge (Dining Room, 2nd Fl, Spa, Boiler)
- Hawks Nest/Twin Falls HVAC
- Mapletown High School HVAC Replacement Phase I & II
- McKeever Lodge HVAC Piping
- Holly River State Park Primary Electric Service Replacements Phase I & II
- Beech Fork State Park – MEP New Construction Design
- Cheat Lake Elementary & Middle School Renovations
- Cacapon Old Inn

**Professional History**

2003- Present	Miller Engineering, Inc.	President, Relationship Manager
2002-2003	Casto Technical Services	Existing Building Services Staff Engineer
2001-2002	Uniontown Hospital	Supervisor of Engineering
1995-2001	West Virginia University	Staff Engineer
1990-1995	BOPARC	Caretaker – Krepps Park
1983-1988	University of Charleston	Electrician/HVAC Mechanic

**Education**

1995	West Virginia University	BS- Mechanical Engineering
1988	University of Charleston	BA- Mass Communications

**Licenses and Certifications**

- Professional Engineer (West Virginia, Pennsylvania, Maryland, and Ohio)
- Licensed Master Plumber
- LEED-AP Certified



### **Joseph Machnik**

Joe has extensive experience with AutoCAD, MEP and Revit MEP. He provides design modeling, drafting and supervised design services and construction support for Miller Engineering.

#### **Project Role: MEP Designer**

- *Revit/CADD Coordination of New Construction and Renovation Designs*
- *Building Information Modeling*

#### **Professional Project Highlights**

- Bobtown Elementary HVAC
- Suncrest Middle Gym HVAC
- MHS Area 4 HVAC
- North Elementary Boilers
- Freedom Dealerships (Ford, Kia, Volkswagen)
- Pipestem Lodge HVAC Piping Replacement
- Blackwater Falls Lodge (2nd Fl, Spa, Boiler)
- Cacapon Old Inn

#### **Professional History**

2010 – Present Miller Engineering, Inc. MEP Designer

#### **Education**

2008 Penn State – Fayette, AS - Building Engineering Systems Technology: *Building Environmental Systems Technology*

2007 Penn State – Fayette, AS - Building Engineering Systems Technology: *Architectural Engineering Technology*



**Travis Taylor, PE**

Experience in project management facilitates Travis’s ability to create and design constructible projects. Prior to joining the Miller Engineering team he was directly responsible for managing \$10 million in electrical construction budgets. His experiences encompass both new construction and renovation. Travis maintains professional competencies by attending seminars and continuing education classes. As lead engineer he provides HVAC, mechanical, plumbing and electrical design solutions and services for our clients. In addition, he is part of our team’s complete assessment process in both planning and MEP design through construction administration.

**Project Role: Lead MEP Engineer**

- *Design of Mechanical, Electrical, and Plumbing Systems*
- *Building Information Modeling - Revit*
- *Constructible Materials Evaluation*
- *Site Evaluation and Mechanical System Review*
- *Submittal and RFP Review*
- *RFI Coordination, Review, and Response*
- *Construction Observation*

**Professional Project Highlights**

- Suncrest Middle Gym HVAC
- Holly River State Park Primary Electric Service Replacements Phase I & II
- MHS Area 4 HVAC
- McKeever Lodge Fire Alarm
- Pipestem Lodge McKeever Lodge HVAC Piping Replacement
- Blackwater Falls Lodge (2nd Fl, Spa, Boiler)
- Cacapon Old Inn
- Freedom Dealerships (Ford, Kia, Volkswagen)

**Professional History**

2011-Present	Miller Engineering, Inc.	Staff Engineer
2006-2011	Tri-County Electric, Co.	Project Manager
2006-2006	Schlumberger	Field Engineer Trainee - MWD

**Education**

2006 West Virginia University, BS – Mechanical Engineering

**Licenses and Certifications**

- Professional Engineer - State of West Virginia
- OSHA 10-hour Course: Construction Safety & Health

## Descriptions of Past Projects Completed – Misc. Upgrades

### **Blackwater Falls State Park Lodge Upgrades**

**Davis, WV**

#### **Services Provided:**

- General Trades
- Plumbing
- Electrical
- Mechanical
- Pool

**Estimated Budget: \$1.1 Mil**

**Facility Area: 46,000 ft<sup>2</sup>**

**Owner: West Virginia Division of  
Natural Resources**



MEI has performed several projects at the Blackwater Falls State Park Lodge that cover many trades. Miller Engineering designed new HVAC systems for the dining room and make up unit for the Kitchen. The units were installed in a manner to not interfere with views of the park. The second floor plumbing piping was upgraded and routed out of the attic for freeze protection. The bathrooms were re-connected with new GFCI receptacles to eliminate nuisance tripping. New panel boards, hallway lighting, and hallway ceilings were installed as well. A MEI project which was just completed is the replacement and re-piping of the hot tub. The existing spa was leaking and had maintenance issues. A new hot tub was installed along with tiling. A new chemical and pump room was installed as well. Miller Engineering was recently contracted to design the replacement of the existing boiler system and convert them from steam to hot water. The project is currently in design and will include the construction of a boiler room.

#### **Project Contact:**

**Bradley S. Leslie, PE, Assistant Chief  
State Parks Section  
Phone: (304) 558-2764 ext. 51826**

## Descriptions of Past Projects Completed – MEP

### **Cacapon Old Inn**

**Berkeley Springs, WV**

#### **Services Provided:**

- HVAC
- Plumbing
- Electrical

**MEP Budget: \$98k**

**Facility Area: 5,500 ft<sup>2</sup>**

**Owner: West Virginia Division of  
Natural Resources**



The Old Inn at Cacapon State Park is a popular lodging choice for large gatherings at the park. The Old Inn only had window AC and heating only through fire places. MEI designed a complete HVAC renovation which includes propane fired furnaces with DX air conditioning to serve the first floor common areas. The guest rooms on the second floor utilize mini-split system units, allowing for individual room control. The kitchen area was completely renovated including new appliances making it more useful for large gatherings.

The HVAC renovation required architectural and structural modifications to the facility. The guest rooms were updated with new furniture and bathrooms were undated as well. Great detail was taken to keep any modifications in-line with the historical component of the Old Inn.

**Project Contact:**  
**Debbie Demyan, Project Engineer**  
**State Parks Section**  
**(304) 550-4892**

## Descriptions of Past Projects Completed – HVAC Piping

### Pipestem McKeever Lodge

Pipestem, WV

#### Services Provided:

- HVAC
- Plumbing
- Electrical
- Accommodation of Existing Systems

**Estimated Budget: \$1.7M**

**Facility Area: 63,000 ft<sup>2</sup>**

**Owner: West Virginia Division of Natural Resources**



The original HVAC piping at McKeever Lodge had exceeded its lifespan and had been suffering from corrosion leading to multiple leaks, including one causing an electrical service outage. Miller Engineering was hired to investigate the existing piping, discovering all of the piping required replacement. As this lodge is regularly occupied for larger conferences, the project had to be phased to minimize the amount of guest rooms taken out of service at one time. MEI also designed provisions to interconnect the lodge's two separate boiler/chiller plants so one plant could operate the entire lodge at a partial capacity while the other plant was replaced and re-piped. This interconnect also allows the lodge to operate in the event of a boiler or chiller outage. Power was provided to new equipment, and motor control centers were added to control the building loop pumps. A new building controls system was installed to allow the plants to run at optimum efficiency while meeting the lodges heating and cooling needs.

#### Project Contact:

*Carolyn Mansberger, Project Manager*  
State Parks Section  
(304) 558-2764



## Descriptions of Past Projects Completed – Fire Alarm

### Pipestem McKeever Lodge

Pipestem, WV

#### Services Provided:

- Electrical
- Fire Alarm

**Construction Amount: \$225k**

**Facility Area: 63,000 ft<sup>2</sup>**

**Owner: West Virginia Division of  
Natural Resources**

**Status: Complete**



The fire alarm at McKeever Lodge at Pipestem State Park was obsolete and having operational issues, particularly in the original lodge portion. Miller Engineering designed a complete fire alarm replacement of the lodge side, while interfacing with the conference center portion of the lodge, which had a more up to date fire alarm system. Previously, the lodge and conference systems operated separately, and MEI designed the systems to interface and monitor the lodge as one facility. The system was designed to interface with the conference side elevators, mechanical equipment, and kitchen hoods. Provisions for expansion were made for future upgrades to the lodge elevators. The lodge remained in operation during the entire replacement, with both the contractor and MEI coordinating with the DNR to minimize the amount of rooms taken out of service.

Project Contact:  
*Carolyn Mansberger, Project Manager*  
State Parks Section  
(304) 558-2764



## Design Innovations - Interiors



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## Design Innovations Inc.

*Design Innovations Inc. is a woman-owned, full-service interior design firm that provides innovative design solutions for commercial interiors. For over 30 years, DI has served clients in the southeast and throughout the US. Our team is comprised of passionate, dedicated professionals with a vast knowledge of design and project management. We work closely with each client to transform their visions into dynamic, efficient environments that meet their specific goals and objectives.*



### **MISSION**

Our fundamental belief is that design should be about people. We create functional, attractive spaces that improve the end-user's experience and inspire people to make a positive change in their environment.



*Design Innovations is enthusiastic and dedicated to the project from start to finish. Quick and professional decision making and problem solving results in a smooth running project and a timely completion.*

### **Design Services**

- Interior Design & Space Planning
- Programming
- Contract Drawings & Specifications
- Computer Aided Design (AutoCAD)
- Computer Animation and 3D Visualization (Google Sketch-up)
- Furniture and Furnishings Selections, Specifications, and Coordination
- Selection, Coordination, and Installation of Artwork and Accessories
- Administration & Supervision

### **Project Types**

- Healthcare
- Universities/Educational
- Retirement/Assisted Living
- Hospitality
- Corporate
- Institutional
- Religious Institutions

HIGHLIGHTED EXPERIENCE



**UAB BLAZERS MEN'S BASKETBALL LOCKER ROOMS**  
The University of Alabama at Birmingham - Birmingham, AL



**PETERSON HOUSE**  
University of Montevallo - Montevallo, AL



**MADISON HOSPITAL**  
Huntsville Hospital - Madison, AL



**FREESTANDING EMERGENCY DEPARTMENT**  
UAB Medical West - Hoover, AL



Shannon is a Senior Project Designer at Design Innovations, Inc. with a vast knowledge in interior design and project management. She has over 13 years of experience working on large, complex projects in Medical, Higher Education, and Institutional markets. Past work includes a variety of projects including new construction, renovations, expansions, and additions.

EDUCATION

- Bachelor of Fine Arts in Interior Design, Southern Institute of Interior Design, Virginia College

REGISTRATIONS & CERTIFICATIONS

- Registered Interior Designer - Alabama
- Alabama License: 575
- NCIDQ Certified: No. 027556

PROFESSIONAL AFFILIATIONS

- International Interior Design Association

SHANNON'S INFORMATION

198 Narrows Drive  
Suite 106  
Birmingham, AL 35242  
Phone: 205-991-5455  
Fax: 205-991-5423  
E-mail: sbayles@desinn.net

WORK EXPERIENCE

The University of Alabama at Birmingham

- UAB Blazers Men's Basketball Locker Room, Birmingham, AL - \$550,000 / 2,246 SF  
*Renovations to the existing locker room facility include many state-of-the-art technology upgrades to attract recruits, include larger lockers, touch screen TVs, updated restroom and shower areas, a new lounge area with theater seating, gaming area, and refreshment bar, as well as Coaches' locker room upgrades.*

University of Montevallo

- Peterson House Renovation, Montevallo, AL - 3,500 SF  
*The Peterson House is part of the University of Montevallo Historic District, listed on the National Register of Historic Places. The renovation includes updating the two-story residence into administrative office spaces, including reroofing, façade repairs, and restoration of character details.*

UAB Medical West

- Freestanding Emergency Department, Hoover, AL - \$13.5 Million / 24,342 SF  
*Alabama's first freestanding emergency department consists of 10 exam rooms, 2 trauma rooms, CT, x-ray, general and vascular ultrasound, EKG, laboratory, and room for expansion.*

Huntsville Hospital

- Madison Hospital, Madison, AL - \$54.5 Million / 228,000 SF  
*The first new non-replacement hospital to be built in Alabama since the 1970's. The hospital's design was developed with input from local officials so that leading edge technology could be combined with the traditional Southern elements in such a way that would feel comfortable to the patients and community.*

State of West Virginia

- Cacapon State Park Lodge Expansion, Berkeley Springs, WV - 60,650 SF  
*This resort mountain lodge was designed through 75% completion by Design Innovations from 2009 to 2012. The majority of the design process was completed when the project was placed on hold in early 2013.*

**HIGHLIGHTED EXPERIENCE**



**THE CHILDREN'S HOSPITAL AT MIDTOWN MEDICAL CENTER**  
Columbus Regional Health - Columbus, GA



**UAB MEDICINE MULTISPECIALTY CLINIC**  
Baptist Medical Center South - Montgomery, AL



**MONTGOMERY CANCER CENTER**  
Montgomery, AL



**UAB SCHOOL OF MEDICINE**  
Baptist Medical Center South - Montgomery, AL

**WORK EXPERIENCE**

**Columbus Regional Health**

- **The Children's Hospital at Midtown Medical Center, Columbus, GA - 20,553 SF**  
*This project involved substantial renovation of the 5th floor for the purpose of upgrading the facilities for Women's and Children's Services. The renovations were staged appropriately to insure minimal patient disruption, maintain infection control procedures, and preserve interim life safety measures.*
- **Columbus Hospice at Doctors Specialty Hospital, Columbus, GA**

**Baptist Medical Center South**

- **UAB Medicine Multispecialty Clinic, Montgomery, AL - 20,991 SF**  
*Baptist Health has partnered with the UAB Health System to open the UAB Medicine Multispecialty Clinic at Baptist Medical Center South. The clinic offers four much-needed specialties, including urology, gastroenterology, endocrinology and rheumatology.*
- **UAB School of Medicine, Montgomery, AL - 5,500 SF**  
*This renovation merged progressive design with academic tradition to complement and enhance the total educational environment.*
- **Baptist South Cafeteria Renovation, Montgomery, AL - 5,605 SF**

**Montgomery Cancer Center**

- **Montgomery Cancer Center Lobby Renovation, Montgomery, AL - 2,803 SF**  
*Montgomery Cancer Center's Lobby was is a special place for healing. The Lobby was renovated to reflect the advanced, modern cancer care provided in a physician office setting. For added convenience and comfort, The Healing Cup offers premium coffee, baked goods, grab-and-go sandwiches and salads in a casual café atmosphere.*

**Additional Projects**

- **Southern Orthopaedic Surgeons - Baptist Health System, Montgomery, AL**
- **Baptist East Post Partum Bed Wing - Baptist Health System, Montgomery, AL**



Ainsley is a Senior Project Designer at Design Innovations, Inc. whose past experience includes extensive work in healthcare environments. Ainsley brings a hands-on work ethic to each project by becoming involved with all aspects of the building's design, starting with planning and continuing through to construction.

**EDUCATION**

- Bachelor of Interior Design, Louisiana State University

**REGISTRATIONS & CERTIFICATIONS**

- Registered Interior Designer - Alabama
- Alabama License: 573
- NCIDQ Certified: No. 31047
- 2008 LEED AP

**PROFESSIONAL AFFILIATIONS**

- International Interior Design Association, Board Member - VP of Communications

**AINSLEY'S INFORMATION**

198 Narrows Drive  
Suite 106  
Birmingham, AL 35242  
Phone: 205-991-5455  
Fax: 205-991-5423  
E-mail: [adreher@desinn.net](mailto:adreher@desinn.net)

### Goals for Construction Management Services

Work with the owner and architect during the development of the plans and specifications to provide a cost effective project through clear and concise design documents.

Provide a realistic project budget and schedule.

Receive competitive bids.

Reduce coordination issues between owner operations and the construction process.

Assist in the coordination between owner-furnished equipment and bid documents.

Minimize change orders and bid addenda.

### Preconstruction Services

Represent the owner in reviewing drawings and specifications throughout design development.

Attend design development review meetings with architect and owner so as to ensure an understanding of the coordination requirements associated with the architectural design elements and construction activities.

Incorporate construction requirements into the bid documents, such as:

- Phasing Requirements
- Material Staging Areas
- Parking Areas for Construction Employees
- Life Safety Issues
- Utility Consumption

Provide detailed initial cost estimates and updates based upon design stages.

Evaluate alternate construction details, systems, and materials as required, i.e., value engineering.

Develop a CPM construction schedule incorporating the required construction phases. This includes design development scheduling.

Clarify bid documents to ensure all contractors understand administrative as well as construction requirements.

Permits

Applicable Sales Taxes

Time of Bid

Unit Prices

Insurance requirements—Builder's Risk; OCP

Scheduling Requirements

Local and State Taxes

Pre-Bid Meetings

Alternate Bids

Liquidated Damages

Testing Procedures

Minimize bid addenda thus reducing bid delays, future change orders, and construction delays.

Assist in coordination of responses to prospective bidders during the bid process.

Assist with review of final bids.





Pat Stinson - Cost Estimating



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Insurance requirements—Builder's Risk; OCP

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Alternate Bids

Liquidated Damages

Testing Procedures

Minimize bid addenda thus reducing bid delays, future change orders, and construction delays.

Assist in coordination of responses to prospective bidders during the bid process.

Assist with review of final bids.





# Pat Stinson Construction Management Services

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## **Contract Administration Services**

Oversee quality assurance and document interpretation by all vendors and subcontractors.

Coordinate on-site issues and RFIs with the architect and owner in an effort to reduce or eliminate change orders and maintain budget control.

Ensure strict adherence to Safety Program and other life safety requirements.

Develop and coordinate procedures for submittal review and pay requests.

Provide documented weekly safety inspections.

Coordinate testing procedures.

Develop reporting procedures for the contractor, architect and owner's representative.

Provide updated CPM schedule monthly.

Develop and coordinate meeting schedules and agendas.



## Project Experience

### Glade Springs Resort & Conference Center\*

Daniels, West Virginia

### Glade Springs Resort Clubhouse Addition and Renovations\*

Daniels, West Virginia

### South Ridge Church\*

Fairmont, West Virginia

### Mining Controls Renovations\*

Beckley, West Virginia

### Chuck Mathena Center

Princeton, West Virginia

### *Construction Management Services:*

*Construction Scheduling*

*Cost Estimating*

*Value Engineering*

*Constructability Analysis*

*Coordination of Trades*

*General Construction*

### Canaan Valley Resort State Park Renovations & Additions\*

Davis, West Virginia

### *Construction Management Services:*

*Phasing (Multiple Prime, Fast Track)*

*Construction Scheduling*

*Cost Estimating*

*Value Engineering*

*Constructability Analysis*

### Cacapon Resort State Park Lodge Expansion\*

Berkeley Springs, West Virginia

### *Construction Management Services:*

*Phasing (Multiple Prime)*

*Cost Estimating*

*Value Engineering*

*Constructability Analysis*

### West Virginia School of Osteopathic Medicine Master Plan\*

Lewisburg, West Virginia

### *Construction Management Services:*

*Phasing / Scheduling*

*Cost Estimating*

### Education

West Virginia University - BS Wood

Science & Technology, 1970

Various work-related seminars in  
project scheduling

10 hour training course OSHA

### Work Experience

2013-Present - Swope Construction

- Senior PM

2003-2013 - Alliance Construction

Management - Founder

General contracting firm and  
management services

1984-2003 - Swope Construction

Founding partner & VP

- Coordination of estimating,  
scheduling and administrative  
systems
- Management and oversight of  
project managers
- Project Manager on several major  
restoration projects

1976-1983

Self employed - residential/small  
commercial contractor specializing  
in custom period style homes,  
doctor/dental clinics

1974-1975 - Forestry Sciences

Laboratory, Princeton, WV

- Researcher in developing markets  
for timber products

1970-1973

Better Management Services

Staten Island NY

- Field engineer - management  
consulting services

\*Projects with Paradigm Architecture



## Executed Documents





**State of West Virginia  
Expression of Interest  
Architect/Engr**

**Procurement Folder : 579322**

**Document Description : A/E Services for North Bend Lodge Renovations & Redecorating**

**Procurement Type : Agency Contract - Fixed Amt**

Date Issued	Solicitation Closes	Solicitation No			Version	Phase
2019-05-14	2019-06-14 13:30:00	AEOI	0310	DNR1900000010	1	Draft

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US	<b>Vendor Name, Address and Telephone</b> Paradigm Architecture, Inc. 2223 Cheat Road, Suite 300 Morgantown, WV 26508 304.284.5015

**FOR INFORMATION CONTACT THE BUYER**

Angela W Negley  
 (304) 558-3397  
 angela.w.negley@wv.gov

Signature X

FEIN # 63-1263568

DATE 6/12/19

All offers subject to all terms and conditions contained in this solicitation

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: AEOI DNR19\*10**

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:  
*(Check the box next to each addendum received)*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2            | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

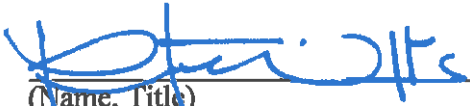
Paradigm Architecture, Inc.  
Company

  
Authorized Signature

6/12/19  
Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.

**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

  
Paul A. Walker, AIA, President  

---

(Name, Title)  
Paul A. Walker, AIA, President  

---

(Printed Name and Title)  
Paradigm Architecture, Inc., 2223 Cheat Road, Suite 300, Morgantown, WV 26508  

---

(Address)  
304.284.5015 | 304.284.5014  

---

(Phone Number) / (Fax Number)  
pwalker@paradigm-arch.com  

---

(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Paradigm Architecture, Inc.  

---

(Company)

  
Paul A. Walker, AIA, President  

---

(Authorized Signature) (Representative Name, Title)

Paul A. Walker, AIA, President  

---

(Printed Name and Title of Authorized Representative)

6/12/19  

---

(Date)

304.284.5015 { 304.284.5014  

---

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

**"Debt"** means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

**"Related party"** means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Paradigm Architecture, Inc.

Authorized Signature: [Signature] Date: 6/12/19

State of West Virginia

County of Monongalia, to-wit:

Taken, subscribed, and sworn to before me this 12th day of June, 2019.

My Commission expires May 28, 2020.



NOTARY PUBLIC [Signature]

